

[MISC. PUBS.]

# State Housing Manual

CONTAINING THE

## State Tenement House Act

## State Hotel and Lodging House Act

## State Dwelling House Act

ANNOTATED

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# State Housing Manual

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## State Tenement House Act State Hotel and Lodging House Act State Dwelling House Act

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1919

# State Commission of Immigration and Housing of California

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525 MARKET STREET, SAN FRANCISCO

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Attorney and Executive Officer

*Please address all communications, inquiries and other matters pertaining to housing or to the contents of this manual, to the Director of Housing Bureau, State Commission of Immigration and Housing, 525 Market Street, San Francisco, California.*

## LETTER OF TRANSMITTAL.

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SAN FRANCISCO, CALIFORNIA, October 15, 1917.

*To His Excellency, WILLIAM D. STEPHENS,*  
*Governor of California.*

SIR: We have the honor to submit herewith an edition of the new state housing acts. It is the hope of the commission that this annotated and indexed edition will serve as a working manual and that it will also make for a careful and uniform observance of the acts throughout the state.

This manual has been compiled by the director of the commission's housing bureau, Mr. Mark C. Cohn, who also acted as executive secretary of the "Housing Institute" which drafted this legislation.

Respectfully yours,  
COMMISSION OF IMMIGRATION AND HOUSING  
OF CALIFORNIA.

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## INTRODUCTORY FOREWORD.

The State Commission of Immigration and Housing in issuing this Manual has many objects in view. Two of the most important are, first: to focus attention on the state housing laws; second: to encourage and facilitate the uniform enforcement and interpretation of the laws throughout the state of California.

The drafting of these laws entailed a great amount of hard work and expense.

### Enforcement.

Therefore, in order to achieve the results so much desired, and to justify the expenditure of effort and money, these laws must be consistently and effectively enforced throughout the state.

The local officials of the various counties, cities, and towns of the state are charged with the enforcement of the laws. The commission recommends to these officials that a uniform, definite and constructive program be adopted at once so that all tenement houses, hotels and dwellings hereafter erected be designed and constructed with proper regard for the law and the welfare and safety of the occupants. It also recommends that all such existing buildings be made to conform to those provisions of the state housing laws which are applicable to them.

### Supplementary Ordinances.

In this connection, the commission feels that while California may well be proud of her state housing laws,—which are second to none in the United States—the magnitude and complexity of the problem permits of further improvements in the way of housing regulations. The commission does not regard the laws as ideal, though they do contain all that was possible to have enacted at the time, and all that the cities and towns of the state collectively desired. At least the laws establish a sound, practical foundation upon which to base improvements. Therefore, it is urged that the cities and towns enact supplementary building, housing, city planning, and zoning ordinances amplifying the state laws. It is also recommended that they revise such ordinances as they now have so as to include all the requirements contained in the state laws.

### Minimum of Requirements.

The state housing laws fix the minimum of requirements for ventilation, sanitation, privacy and safety, but do not include all features of construction which are ordinarily covered by a building code. These features were omitted in order to enable the various counties, cities and towns throughout the state to fix such requirements as would be applicable to their local conditions.



### State Housing Bureau.

The commission created on July 1, 1917, a department known as the "Housing Bureau." This bureau will be pleased to assist the counties, cities and towns in obtaining the uniform interpretation and enforcement of the state housing laws. On request, it will also render such assistance as possible in drafting new and revised building, housing, city planning and zoning codes, supplementing and amplifying the state laws. Furthermore, it will help in organizing or reorganizing municipal departments charged with the enforcement of these laws so that they may perform their work effectively.

### State Housing Institute.

In order that the public may have confidence in these laws and know that important technical subjects have not been hastily considered and legislated upon, an outline history of the preparation of these laws is herewith given.

The commission, during the past three years, had made a very careful investigation of housing conditions in the state. This investigation proved the need of amendments to the existing state laws on the subject and the enactment of additional practicable and enforceable laws upon the general subject of housing. It therefore, with the approval of the Governor, invited the fourteen largest cities of the state to participate in a series of conferences for the purpose of studying and discussing all phases of the housing problem, and to draft such legislation as was deemed necessary to solve the problem.

Twelve of the cities responded by naming official delegates—some thirty in number—including supervisors, councilmen, city attorneys, health, housing, building and fire commissioners and inspectors, and other officials of similar ranks.

These official delegates, together with a large number of semiofficial delegates representing various organizations, such as architectural and engineering societies, city planning and housing associations, public welfare and civic clubs, realty boards and chambers of commerce, apartment house and hotel owners' associations, labor and medical organizations, communal and social workers and similar bodies joined with the commission in a State Housing Institute. The institute, within the eight months preceding the convening of the 1917 legislature, held four meetings in different parts of the state. At the same time, an educational program was carried on through public addresses and press notices. At the institute meetings, the subject of housing was thoroughly covered. A trained and experienced man drew up tentative drafts of the laws. They were printed in convenient pamphlet form and distributed to all the official and semiofficial delegates; also to a large number of people who were interested in the work. At the



second and all subsequent meetings, the tentative and revised tentative drafts of the laws were discussed, clause by clause, revised and finally approved.

As a result of this work of the State Housing Institute, three laws were evolved; covering tenement houses, hotels and dwellings, respectively. These laws were introduced in the legislature, for the commission and the institute, by Senators Benson and Burnett.

The laws were duly enacted, and became effective September 1, 1917.

#### Appreciation.

The commission feels very grateful for the assistance rendered by the many persons and organizations who participated, without compensation, in this very important work, and it also appreciates the interest and cooperation of His Excellency, the Governor, and the members of the California legislature who made possible the enactment of these laws.

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#### NOTE.

##### Application of Municipal Ordinances.

The many inquiries made of the commission make it necessary to emphasize the fact that in each municipality the ordinances which supplement and amplify or contain more stringent regulations than those in the state housing laws, must be conformed to. However, no ordinance, regulation or ruling of any municipality, or of any municipal department, official or officials, can in any manner repeal, amend, or dispense with any of the provisions of the state housing laws.

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#### NOTE.

##### Liberal Construction of Laws Recommended.

It is recommended that the most liberal construction and interpretation be given to the state housing laws. In this manner their spirit and intent may be carried out to a logical conclusion, *i. e.*, for the welfare of the occupants to be housed in the buildings. Particularly in the case of a building designed for "mixed occupancies" (such as a tenement house and a hotel combined) should the greater or more stringent general requirements of the laws be demanded.

# STATE HOUSING MANUAL.

CONTAINING THE

## CALIFORNIA STATE HOUSING LAWS

State Tenement House Act,  
State Hotel and Lodging House Act,  
State Dwelling House Act.

Recompiled and annotated so as to simplify their use.

### Explanatory Remarks.

In this Manual the three state housing laws have been incorporated into one. The State Tenement House Act in full was used as the basis of this compilation. The wording which appears in italics between brackets, thus [     ] has been inserted or added to the State Tenement House Act; also excerpts from the State Hotel and Lodging House Act, and the State Dwelling House Act have been added, where they differed from the Tenement House Act. In this manner, all of the subject matter contained in the three laws has been included in the Manual. The reader may disregard the wording in italics, between brackets, when applying the law to a tenement house. On the other hand, the wording in italics indicates clearly the provisions of the laws which apply to hotels or dwellings. The letters T. H. D., which appear in the left-hand margin, also indicate readily the different classes of buildings to which each paragraph applies. The reader should note carefully those specific provisions which apply to one or another of the classes of buildings only.

The annotations which appear in small type following some of the various paragraphs or sections, and the illustrations and handy tables, included in this Manual, are merely suggestive and explanatory of the subject matter of the laws.

Cases may arise involving a legal phase or matter, and will need to be adjudicated upon their individual merits. In every such case, it will be advisable to refer to the separate copies of the laws in the California Statutes of 1917. chapter Nos. 738, State Tenement House Act; 736, State Hotel and Lodging House Act; 737, State Dwelling House Act.

The following conventional symbols have been used:

T. H. D., which appears in the left-hand margins, indicates the paragraphs which apply to T.=tenement houses; H.=hotels and lodging houses; and D.=dwellings.

\*Excerpt from State Hotel and Lodging House Act.

\*\*Excerpt from State Dwelling House Act.

Paragraph  
number.

**1** SECTION 1. **Title:** This act shall be known as the "state  
tenement house act" [*"state hotel and lodging house act,"*  
T.-H.-D. *"state dwelling house act"*] and its provisions shall apply to  
all parts of the State of California, including incorporated  
towns, incorporated cities, and incorporated cities and  
counties.

**Note:** The provisions of the State Dwelling House Act apply to In-  
corporated cities, incorporated cities and counties, and incorporated  
towns only.

**2** SEC. 2. **Enforcement:** It shall be the duty of the "building  
department" of every incorporated town, incorporated city,  
T.-H.-D. and incorporated city and county, to enforce all the provisions  
of this act pertaining to the erection, construction, recon-  
struction, moving, conversion, alteration and arrangement of  
tenement houses [*hotels and dwellings*] and to issue the cer-  
tificate of "final completion" hereinafter provided.

**Note:** A certificate of completion is not required for dwellings.

**3** It shall be the duty of the "housing department" or if  
there is no housing department the health department of every  
T.-H.-D. incorporated town, incorporated city, and incorporated city  
and county to enforce all of the provisions of this act pertaining  
to the maintenance, sanitation, ventilation, use and occupancy  
of tenement houses [*hotels and dwellings*] after said tenement  
houses [*hotels or dwellings*] have been erected, constructed, or  
altered, as the case may be, and the certificate of "final com-  
pletion" has been issued by the building department, and to  
issue the "permit of occupancy" as hereinafter provided.

**Note:** A permit of occupancy is not required for dwellings.

**4** In the event that there is no building department or no  
housing department or health department in an incorporated  
T.-H.-D. town, incorporated city or incorporated city and county, it  
shall be the duty of the officer or officers who are charged with  
the enforcement of ordinances and laws regulating the erection,  
construction or alteration of buildings, or the maintenance,  
sanitation, ventilation or occupancy of buildings, or of the  
police, fire or health regulations in said incorporated town,  
incorporated city or incorporated city and county to enforce  
all of the provisions of this act.

**5** In every county it shall be the duty of the officer or officers  
who are charged with the enforcement of ordinances or laws  
T.-H. regulating the erection, construction or alteration of build-  
ings, or of the maintenance, sanitation, occupancy and ventila-  
tion of buildings, or of the police, fire or health regulations  
in said county, to enforce all of the provisions of this act  
[*pertaining to tenement houses and hotels*] outside of the  
limits of any incorporated town or incorporated city.

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6 Every incorporated town, incorporated city, or incorporated city and county in the State of California shall have, and it is hereby empowered and given authority to designate and charge by ordinance any other department or officer than the department or officers mentioned herein, with the enforcement of this act, or any portion thereof.

7 The commission of immigration and housing of California shall have, and it is hereby empowered and given authority to enforce the provisions of this act, which do not pertain to the actual erection, construction, reconstruction, moving, alteration or arrangement of tenement houses [*hotels and dwellings*] in all incorporated towns, incorporated cities and incorporated cities and counties, and counties in the State of California, whenever said commission finds or discovers a violation or violations of the provisions of this act and notifies the local department or officer, or departments or officers who are charged with the enforcement of the provisions of this act, in writing, of such violation or violations, and the said local department or officer, or departments or officers, fail, neglect or refuse to enforce the provisions of the said act within thirty days thereafter; provided, however, that the said commission of immigration and housing of California shall enforce the provisions of this act only in the instances specified in said written notice.

8 SEC. 3. **Unlawful to violate:** It shall be unlawful for any person, firm or corporation, whether as owner, agent, contractor, builder, architect, engineer, superintendent, foreman, plumber, tenant, lessee, lessor, occupant, or in any other capacity whatsoever, to erect, construct, reconstruct, alter, build upon, move, convert, use, occupy or maintain, or to cause, permit or suffer to be erected, constructed, reconstructed, altered, built upon, moved, converted, used, occupied or maintained any tenement house [*hotel or dwelling*] or any portion thereof contrary to the provisions of this act, or to commit or maintain or cause or permit to be committed or maintained any nuisance in or upon any tenement house [*hotel or dwelling*] or any portion thereof, or any of the premises, yards or courts which are a part thereof, or which are required by the provisions of this act; or to do or cause to be done, or to use or cause to be used, any privy, sewer, cesspool, plumbing or house drainage affecting the sanitary condition of any tenement house [*hotel or dwelling*] or any portion thereof, or of the premises thereof, contrary to any of the provisions of this act.

9 SEC. 4. **Unlawful to alter or change contrary to law:** It shall be unlawful for any person to make any alterations or changes, or reconstruction work of any kind whatsoever, to any tenement house [*or hotel*] erected prior to the passage of this act, or to any tenement house [*or hotel*] hereafter erected, or to increase the height or the percentage of the lot occupied, in any manner which would be inconsistent with any of the

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provisions of this act, or in violation of the said provisions of this act, or in any manner to diminish the size of the yards, courts or shafts or the size of windows or skylights, or to remove any stairway or fire escape, or to obstruct the egress from such building or from the hallways or stairways, or to do anything that would affect the ventilation and sanitation of the building, contrary to any of the provisions of this act.

**\*\*SEC. 4.** It shall be unlawful for any person to make any alterations or changes of any kind whatsoever, to any dwelling erected prior to the passage of this act, or to any dwelling hereafter erected, in any manner which would be inconsistent with any of the provisions of this act, or in violation of the said provisions of this act; or in any manner to diminish the size of the windows, or to remove any window or windows from the rooms contrary to any of the provisions of this act.

Note: Paragraph 10 applies to dwellings only and refers to those provisions applicable to dwellings.

**11** **SEC. 5. Buildings converted, moved, or altered:** A building not erected for, or which is not used as a tenement house  
**T.-H.-D.** [*hotel or dwelling*] at the time of the passage of this act, if hereafter converted to or altered for such use, shall thereupon become subject to all of the provisions of this act affecting tenement houses [*hotels or dwellings as the case may be*] hereafter erected.

**12** A building used as a tenement house [*or hotel*] at the time  
**T.-H.** of the passage of this act, if moved, shall be made to conform to all of the provisions of this act affecting tenement houses [*or hotels as the case may be*] hereafter erected, in so far as they pertain to the percentage of lot occupied and the size of outer courts, inner courts bounded by a lot line, and yards.

**13** It shall be unlawful to reconstruct any tenement house  
**T.-H.** [*or hotel*] which is hereafter damaged by fire or the elements to an extent in excess of fifty-one (51) per cent of its physical proportions, unless the said building is made to conform to all of the provisions of this act affecting tenement houses [*or hotels as the case may be*] hereafter erected.

**14** **\*\*A building used as a dwelling at the time of the passage**  
**D.** of this act, if moved, shall be made to conform to all of the provisions of this act affecting dwellings hereafter erected, in so far as they pertain to unoccupied area.

**15** **SEC. 6. General penalty:** Any person, firm or corporation  
**T.-H.-D.** violating any of the provisions of this act shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine not exceeding five hundred dollars, or by imprisonment in a county jail not exceeding six months, or by both such fine and imprisonment, and in addition to the penalty therefor, shall be liable for all costs, expense and disbursements paid or incurred by the department, by any of the officers thereof, or by any agent, employee or contractor



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of same, in the prosecution of such violation. The costs, expense and disbursements by this section provided shall be fixed by the court having jurisdiction of the matter.

**Note:** That portion of paragraph 15 providing for costs, expense, etc., does not apply to dwellings.

16 Except as herein otherwise specified, the procedure for the prevention of violations of this act, for the vacation of tenement houses [*hotels or dwellings*] or premises unlawfully occupied, or for the abatement of a nuisance in connection with a tenement house [*hotel or dwelling*] or the premises thereof, shall be as set forth in the charter and ordinances of the municipality in which the procedure is instituted.

17 **SEC. 7. Permit to build, alter or move required:** In every incorporated town, incorporated city, and incorporated city and county, it shall be unlawful to commence or to proceed with the erection, construction, reconstruction, conversion, or alteration of a tenement house, [*or hotel*] or to move or to build upon a tenement house, [*or hotel*] or to convert a building or any portion thereof into use as a tenement house [*or hotel*] without first obtaining a permit in writing so to do from the department charged with the enforcement of this act. Any person, firm or corporation desiring such a permit shall file an application therefor with the department charged with the enforcement of this act. Said application shall give a detailed statement in writing, verified under oath by the person making the same, of the erection, construction, reconstruction, moving, conversion or alteration, as the case may be, upon blanks or forms to be furnished by the said department. The said application must be accompanied with a full, true and complete set of the plans of the tenement house [*or hotel*] or alteration, or work proposed, as the case may be, together with a set of specifications describing the materials proposed to enter into the construction of the proposed work, also a plan of the lot on which such building is proposed to be erected, constructed, reconstructed, converted, altered, or moved, as the case may be. Such statement shall give in full the name and address by street and number of the owner or owners, also the name and address of the architect and of the contractor, if there be such an architect or contractor; also shall give such other data and information as in the judgment of the department charged with the enforcement of this act is deemed necessary.

**Note:** See suggested form of application on page 84.

18 The affidavit to said application shall allege that the plans and specifications are true and contain a correct description of the proposed tenement house, [*or hotel*] lot and proposed work. If any person other than the owner makes such affidavit, such person shall not be recognized except that he allege in his affidavit that he is authorized and empowered by the said owner to act for him and to sign the required affidavit. Said

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number.

department charged with the enforcement of this act shall cause all such plans, specifications and statements to be examined, and if it appears that they conform to the provisions of this act, shall then issue a permit to the person submitting the same. Said department may, from time to time, approve changes in any plans, specifications or statements previously approved by it; provided, that all changes when so made shall be in conformity with the provisions of this act. Said department shall have the power to revoke or cancel any permit or approval that it has previously issued in case of any refusal, failure or neglect of the person to whom such permit or approval has been issued to comply with any of the provisions of this act, or in case any false statement or misrepresentation is made in any of the said plans, specifications or statements submitted or filed for such permit or approval. The erection, construction, reconstruction, moving, alteration or conversion of any such tenement house, [*or hotel*] as the case may be, shall be made in accordance with the plans, specifications and statements submitted or filed and for which the permit is issued.

Note: See suggested form of permit on page 83.

19  
T.-H.

A true copy of the plans, specifications and other information submitted or filed, upon which a permit is issued, with the approval of the department with which they are filed, stamped or written thereon shall be kept upon the premises of the tenement house [*or hotel*] or work for which the said permit is issued, from the commencement of the said building or work to the final completion of same, and shall be subject to inspection at all times by proper authorities.

20  
T.-H.

The department charged with the enforcement of this act may, at its discretion, issue a permit in case of nominal alterations or repairs, when application is made therefor, in writing, by the owner or his agent, when the making of said nominal alterations and repairs do not affect any structural feature or the sanitation or the ventilation of the tenement house, [*or hotel*] without requiring the filing of plans or specifications.

21  
T.-H.

The issuance or granting of a permit or approval by the department charged with the enforcement of this act under the authority of this section shall not be deemed or construed to be a permit or an approval of the violation of any of the provisions of this act.

22  
T.-H.

Every permit or approval which is issued by the department charged with the enforcement of this act, but under which no work has been done within ninety days from the date of issuance, or where work has been suspended for a period of ninety days, shall expire by limitation and a new permit shall be obtained before the work may be done.

Note: Paragraphs 17 to 22—Section 7, and paragraphs 23 to 29—section 8, do not apply to dwellings except where required by municipal ordinance. While a building permit, and a certificate of completion, and a permit of occupancy may not be deemed as essential for the smaller class of buildings it is obvious that better results will obtain if permits and certificates are required. The provisions of the paragraphs above enumerated do not apply to buildings situated outside of incorporated cities or towns.



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number.

- 23** **SEC. 8. Certificate of completion, and permit of occupancy required:** In every incorporated town, incorporated city, and incorporated city and county, it shall be unlawful to occupy or to permit to be occupied, any tenement house [*or hotel*] hereafter erected, constructed, reconstructed, altered, converted or moved, as the case may be, or any portion thereof, for human habitation until the issuance of a "certificate of final completion" and a "permit of occupancy" by the department or departments charged with the enforcement of this act.
- 24** It shall also be unlawful to occupy any existing tenement house [*or hotel*] until a permit of occupancy has been issued by the department designated to issue such permit.
- 25** Every permit of occupancy shall be renewed each calendar year by the department designated to issue the said permit; provided, that no structural alterations or changes have occurred since the issuance of the certificate of final completion; and provided, that all other provisions of this act have been complied with.
- 26** Any person desiring a certificate shall file a notice with the department charged with the enforcement of this act. Said department shall cause an inspection to be made of the said tenement house [*or hotel*] or portion thereof, or work described in the said notice, within ten days after written application therefor, and shall issue a "certificate of final completion" if it is found that all the provisions of this act, regulating the erection, construction, alteration or moving, as the case may be, have been complied with.
- 27** The department charged with the enforcement of this act and designated to issue the permit of occupancy shall issue the said "permit of occupancy" upon application, in writing, therefor by the owner or his agent, and upon the filing by the owner or his agent of such statements or records required by the department, after the "certificate of final completion" has been issued; provided, that no violations have occurred since the issuance of the certificate of final completion, or, in the case of a tenement house [*or hotel*] erected prior to the passage of this act, and for which no certificate of final completion has been issued, then after the said department has caused an inspection to have been made of the said tenement house [*or hotel*] and has found that all of the provisions of this act applying to such tenement house [*or hotel*] have been complied with.
- 28** All permits and certificates shall be made in duplicate and a copy shall remain on file in the department issuing them.
- 29** Any tenement house [*or hotel*] hereafter erected, altered, converted or moved, which is occupied, or any portion thereof which is occupied for human habitation, prior to a "certificate of final completion" or a "permit of occupancy" being issued, shall be deemed a nuisance, and the department or departments charged with the enforcement of this act may cause it to be vacated until the said certificate of completion and

Paragraph  
number.

permit of occupancy have been obtained in accordance with the provisions of this act.

Note: See note following paragraph 22; also see suggested forms of applications, certificate, and permit on pages 81-82.

**30** SEC. 9. **Entry—inspection:** The department or departments charged with the enforcement of this act in any incorporated town, incorporated city, incorporated city and county, or county, and the authorized officers, agents or employees of such department or departments, may, whenever necessary, enter tenement houses [*hotels or dwellings*] or portions thereof, or the premises thereof, within the corporate limits of such towns, cities, cities and counties, or counties, for the purpose of inspecting such buildings, in order to secure compliance with the provisions of this act and to prevent violations thereof.

**31** The members of the commission of immigration and housing of California and the agents, officers or employees of said commission may, whenever necessary, enter tenement houses [*hotels or dwellings*] or portions thereof, or the premises thereof, for the purpose of inspecting such buildings in order to secure compliance with the provisions of this act and to prevent violations thereof.

**32** The owner or his authorized agent may, whenever necessary, enter tenement houses, [*hotels or dwellings*] or portions thereof, or the premises thereof, owned by him, to carry out any instructions or to perform any work required to be done by the provisions of this act.

Note: The provisions of the State Dwelling House Act apply to incorporated cities, incorporated cities and counties, and incorporated towns only.

**33** \*\*Provided, however, that the authority to enter buildings, as in this section given to the persons hereinbefore enumerated, shall not be construed or deemed to apply to the entering of any such [*dwelling*] building between the hours of six o'clock p.m. of any day and six o'clock a.m. of the succeeding day, without the consent of the owner or of the occupants of such buildings [*dwellings*]; but in no event shall the authority in this section given be construed as permitting any of the persons hereinbefore enumerated to enter any such buildings [*dwellings*] in the absence of the occupants thereof without a proper written order, duly executed by a competent court authorized to issue such orders.

Note: Paragraph 33 applies to dwellings only.

**34** SEC. 10. **Definitions:** For the purpose of this act, certain words and phrases are defined as follows, unless it shall be apparent from their context that they have a different meaning.

**35** Words used in the singular include the plural, and the plural the singular.

**36** Words used in the present tense include the future.

**37** T.—H.—D.

Words used in the masculine gender include the feminine, and the feminine, the masculine.

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number.

Words "building department," "housing department," "health department," "department charged with the enforcement of this act," "fire commissioner," shall be construed as if followed by the words, "of the incorporated town, incorporated city, incorporated city and county, or county," as the case may be, in which the tenement house [*hotel or dwelling*] is situated.

39 "Apartment" is a room or suite of rooms which is occupied or is intended or designed to be occupied by one family for living and sleeping purposes [*in a tenement house or dwelling*].

40 "Approved" means whatever material, appliance, appurtenance, or other matter meets the requirements and approval of the department charged with the enforcement of this act, or which is approved by local ordinance of the municipality in which the building is situated, or any appliance, appurtenance, or other matter which conforms to the requirements of, and bears the approval of the "national board of fire underwriters"; provided, however, that no such material, appliance, appurtenance, or other matter shall be deemed "approved" for use where, or in such a manner as would be inconsistent with the intent, or specific provisions of this act.

41 "Basement" is any story or portion thereof partly below the level of the curb or the actual adjoining ground level, the ceiling of which in no part is less than seven feet above the curb level or actual adjoining ground levels. If the adjoining ground is excavated to or below the curb level, or to or below the adjoining natural ground level, such excavated space shall have not less than the minimum width and length required in this act for outer courts. Every basement [*in a tenement house or hotel*] is a story.

42 "Building" is a tenement house [*hotel or dwelling as the case may be*].

43 "Building department" means the commissioner of buildings, superintendent of buildings, chief inspector of buildings or any officer or department charged with the enforcement of ordinances and laws regulating the construction and alteration of buildings or structures.

44 "Cellar" is any story or portion thereof, the ceiling of which in any part is less than seven feet above the curb level and actual adjoining ground levels.

45 "Court" is an open, unoccupied space other than a yard on the lot on which is situated a tenement house [*or hotel*]. A court, one entire side or end of which is bounded by a front yard, a rear yard or a side yard, or by the front of lot, or by a street or a public alley, is an "outer court." Every court which is not an "outer court" is an "inner court."

Note: See illustrations on pages 69-70.

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number.

- 46 Every court shall be open and unobstructed to the sky from a point not more than two feet above the floor line of the lowest story in the building in which there are windows from rooms or apartments abutting the said court, except that a cornice on the building may extend into an "outer court" two inches for each one foot in width of such court, and a cornice may extend into an "inner court" one inch for each one foot in width of such court.

Note: Paragraphs 45-46 apply to tenement houses and hotels only.

- 47 "Curb level" is the curb level opposite the center of the "front of lot." *[In the case of a dwelling if a curb has not been established it means the average ground level at the front of lot.]*

- 48 Wherever the word "department" is used it means the building department, the housing department, the health department or such other department or officer, or departments or officers, who are charged with the enforcement of the provisions of this act.

- 49 \***"Dormitory"** is a room in which more than two persons are "guests" and are not living together, and shall, for the purpose of computing the number of rooms, be deemed a separate guest room for each one hundred square feet of superficial floor area therein.

Note: A dormitory containing 600 square feet of superficial floor area (6 guest rooms) or more is in itself a "hotel." If it contains less than 600 square feet of superficial floor area it is a "dwelling."

\*\*\***"Dwelling"** is as follows:

- 50 (a) Any house or building, or any portion thereof, which contains not more than two apartments, or not more than five guest rooms, or,
- 51 (b) Any house or building, or any portion thereof, not more than one story in height, which contains more than two apartments, or,
- 52 (c) Any house or building, or any portion thereof, of more than one story and not more than two stories in height, which is designed, built, rented, leased, let or hired out to be occupied, or is occupied, as the home or residence of not more than four families, (four apartments) and which is so arranged that each of the said families live independently of each other, and which building is constructed and arranged so that a separate section is or may be kept as a home or a residence of a separate family. Each such section having an entirely independent and separate entrance, and if a stairway is required, one separate stairway leading to each section from the street or from an outside vestibule on the level of the first floor of said building, and with no room, hallway, bathroom, water-closet or kitchen used in common by two or more families occupying the said building.

Note: The intent of the dwelling definition is to cover every building, which is used for living or sleeping purposes by human beings, not included in the tenement house or hotel definitions.



Paragraph  
number.

- 53** "Family" is one person living alone or a group of two or more persons living together in an apartment, whether related to each other by birth or not.

T.-D.

Note: Paragraph 53 applies to tenement houses and dwellings only.

- 54** "Fireproof tenement house" [or *hotel*] is a building wherein all the exterior and interior loads or strains are transmitted to the foundation by means of concrete, reinforced concrete, brick, stone, or by means of a skeleton framework of steel or iron; the exterior walls, inner court walls and roof constructed of concrete, reinforced concrete, brick, stone or hollow terra cotta tile; where all the structural steel or iron is thoroughly fireproofed by concrete, cement plaster, tile, brick or sandstone, not less than two inches thick; where all the interior partitions are constructed of either hollow terra cotta tile blocks, gypsum blocks, brick, concrete, reinforced concrete, or of metal studs lathed with metal lath and plastered not less than three-quarters inch thick including the lath, or of metal studs lathed with approved plaster board and plastered not less than three-quarters inch thick including the plaster board, or constructed of wire glass not less than one-fourth inch thick, set in metal frames and sash, and all other materials used in the said building are of approved incombustible material, except that the glass in windows, transoms, or doors may be plain glass, and except that doors, frames, sash and the usual trim of rooms, hallways, corridors and passageways may be of wood, and except that wood floors may be placed on top of the floors constructed of incombustible materials, except in the stairways and public hallways.

- 55** "Guest" is any person hiring and occupying a room for sleeping purposes, and shall include both boarders and lodgers.

H.-D.

Note: Paragraph 55 applies to hotels and dwellings only.

- 56** "Guest room" is a room which is occupied, or is intended, arranged or designed to be occupied for sleeping purposes by one or more guests, but shall not be deemed to include dormitories used for sleeping purposes.

H.-D.

Note: Paragraph 56 applies to hotels and dwellings only. However, that portion of the paragraph referring to dormitories applies to hotels only. See paragraph 49.

- 57** "Hotel" is any house or building, or portion thereof, containing six or more guest rooms which are let or hired out to be occupied, or which are occupied by six or more guests, whether the compensation for hire be paid directly or indirectly in money, goods, wares, merchandise, labor or otherwise, and shall include Turkish baths, bachelor hotels, studio hotels, public and private clubs and any building of any nature whatsoever so designed or occupied, except hospitals where persons temporarily reside and where each such person receives regular bona fide medical attendance on the premises, and jails, detention buildings and similar buildings where human beings are housed and detained under restraint.

H.

Note: The definition of a hotel includes rooming and lodging houses, and all similar places where six (6) or more rooms are let or hired out to the public for sleeping purposes. See note following paragraph 49.

Paragraph  
number.

**58** **“Housing department”** is any department or commission charged with the enforcement of ordinances or laws regulating the occupancy and maintenance of tenement houses, hotels or dwelling house buildings; and where no such department is maintained, shall be deemed to be the health commissioner, the department of health, health officer, or similar department charged with the enforcement of laws and ordinances relating to the protection of the public health.

**59** **“Kitchen”** is any room in any apartment [*in a tenement house*] used or intended or designed to be used for cooking purposes and for the preparation of food.

**Note:** This definition applies to tenement houses only.

**60** **“Lot”** is a parcel or area of land on which is situated a tenement house, [*hotel or dwelling*] together with the land, yards, courts and unoccupied spaces for such a tenement house [*hotel or dwelling*] as required by this act; all of which land shall be owned by or be under the absolute lawful control and in the lawful possession of the tenement house [*hotel or dwelling*].

**61** A lot situated at the junction of two or more intersecting streets, with a boundary line thereof bordering on each of the two streets is a **“corner lot.”** All parts of the width of such a corner lot which are distant more than seventy-five feet from the junction point of the two or more intersecting streets, shall be deemed to be an **“interior lot.”** The owner or his authorized agent may designate either street frontage as being the front of such corner lot for the purpose of determining the width thereof.

**62** A lot which has only one boundary line bordering on a public street is an **“interior lot.”**

**63** **“Rear lot”** is a parcel or area of land having no boundary line bordering on a street, or having less than one-half of its width as a boundary line bordering on a street.

**64** **“Front of lot”** is the boundary line of lot bordering on the street. In case of a corner lot, either of such boundary lines may be the **“front of lot.”**

**65** **“Rear of lot”** is the boundary line of lot opposite the **“front of lot.”**

**66** **“Depth of lot”** is the mean distance from the **“front of lot”** to the **“rear of lot.”**

**Note:** Paragraphs 61 to 66 apply to tenement houses and hotels only—see illustrations on page 68.

**67** **“Nuisance”** embraces public nuisance as known at common law or in equity jurisprudence, and whatever is dangerous to human life or detrimental to health, and shall also embrace the overcrowding with occupants of any room, insufficient ventilation, or illumination, or inadequate or insanitary sewerage or plumbing facilities, or uncleanness, and whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

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68  
T.

“**Occupied space**” is all the space covered by a tenement house, including outside stairways, platforms, fire escapes, balconies, fire towers, chimneys, stacks, vent shafts, not exceeding thirty-two square feet in area, cornice, or any part thereof, which projects into an inner court more than one inch for each one foot in width of such court, or which projects into an outer court or yard more than two inches for each one foot in width of such outer court or a yard, except that outside stairways, platforms and balconies constructed of open metal work and fire escapes may extend not exceeding four feet beyond the exterior walls of the building into a front or rear yard, and except that a retaining wall may extend not to exceed twelve inches into a yard or court. For the purpose of determining occupied space, the area of the building shall be taken at the lowest story or portion thereof used for living or sleeping purposes.

Note: Paragraph 68 applies to tenement houses only. However, it is a good rule to apply to hotels also.

69  
T.-H.-D.

“**Person**” is a natural person, his heirs, executors, administrators or assigns; and also includes a firm, partnership or corporation, its or their successors or assigns.

70  
T.-H.

“**Public hallway**” is a hallway, corridor, passageway or vestibule not within an apartment, [*in a tenement house or not within a suite of rooms in a hotel*] and includes stairways, landings and platforms.

71  
T.-H.

“**Rear tenement house**” [*or hotel*] is a tenement house [*or hotel*] on a “rear lot.”

72  
T.-H.

“**Semifireproof tenement house**” [*or hotel*] is a building with all exterior walls and walls of inner and outer courts constructed of brick, stone, concrete, reinforced concrete or hollow terra cotta tile; except that the walls of an inner court, which court is surrounded on four sides by the same building, may be constructed as provided in this act for such inner courts; interior partitions and floors constructed of approved incombustible materials or of wood, with all ceilings, partitions, soffits of stairways, and outside stringers of open stairways and stair wells metal lathed and plastered not less than three-quarters inch thick including the lath or lathed with an approved plaster board plastered not less than three-quarters inch thick including the plaster board; in which all finished floors, frames, doors and the usual trim of rooms and hallways may be built of wood and the roof of which shall be covered with at least a composition fire-retardant material.

73  
T.-H.-D.

“**Shall.**” Whenever this word is used it shall be mandatory.

74  
T.-H.-D.

“**Street**” is any public street, alley, thoroughfare or park having a minimum width of sixteen feet, measured from the “front of lot” to the opposite “front of lot,” and which shall have been dedicated or deeded to the public for public use.



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number.

- 75 T. **"Tenement house"** is any house or building, or portion thereof, more than one story in height, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their cooking in the said building; provided, however, that any building not more than two stories in height which is designed, built, rented, leased, let or hired out to be occupied, or is occupied, as the home or residence of not more than four families, and the said building is so arranged that each of the said families live independently of each other, and the building is constructed and arranged so that a separate section is, or may be, kept as a home or residence of a separate family, and each such section has an entirely independent and separate entrance, and if a stairway is required, one such stairway leading to each section from the street or from an outside vestibule on the level of the first floor of said building is a separate stairway, and with no room, hallway, bathroom, water-closet, or kitchen used in common by two or more families occupying the said building, shall be deemed not to come within the definition of a "tenement house."

Note: The latter part of this paragraph is the same as paragraph 52. It is a "dwelling" though more commonly called flats.

- 76 H. **\*"Turkish bath"** is a dormitory or a combination of guest rooms, accommodating six (6) or more guests, in connection with which any form of bath or massage is given by the attendants to the guests.

Note: Same as a hotel. See paragraph 57.

- 77 T.-H. **"Wooden tenement house"** [*or hotel*] is a building which does not fully comply with the requirements for a "fireproof" or a "semifireproof" tenement house [*or hotel*] as defined in this act, and shall include all frame and all veneered buildings.

- 78 T.-H. In every such building all ceilings and walls and partitions of public hallways, soffits of interior stairways and the outside stringers of open stairways, and stair wells shall be metal lathed and plastered not less than three quarters inch thick including the lath, or lathed with an approved plaster board plastered not less than three-quarters inch thick including the plaster board.

- 79 T. **"Yard"** [*for tenement houses*] is a portion of a lot on which is situated a tenement house and which is unoccupied by the building and extends from the ground up (except where otherwise provided by this act) open and unobstructed to the sky; except that outside stairways, platforms and balconies constructed of open metal work and fire escapes may extend not more than four feet into such yards. If such yard is between the front line of the building and the front boundary line of the lot, it is a "**front yard.**" If it is between the extreme rear line of the building and the rear of the lot, it is a "**rear yard.**" If it extends from the rear yard to the front yard or front of the lot, it is a "**side yard.**"

Note: Paragraph 79 applies to tenement houses only—see illustration on page 69.

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- 80 H. \***“Yard [for hotels]** is an open unoccupied space other than a court on the lot on which is situated a hotel, open and unobstructed to the sky from a point not more than two feet above the floor line of the lowest story in the building in which there are windows from rooms abutting the said yard; except that outside stairways, platforms and balconies constructed of open metal work and fire escapes may extend not more than four feet into a yard, providing they do not in any manner obstruct the light or ventilation of rooms. If such yard is between the front line of the building and the front boundary line of the lot, it is a **“front yard.”** If it is between the extreme rear line of the building and the rear of the lot, it is a **“rear yard.”** If it extends from the rear yard to the front yard, or front of lot, it is a **“side yard.”**

Note: Paragraph 80 applies to hotels only—see Illustration on page 69.

- 81 T.-H. SEC. 11. **Rear tenement houses and hotels restricted:** No tenement house [*or hotel*] shall hereafter be erected on, or moved on to, a rear lot. No building for any purpose shall hereafter be erected in front of any tenement house [*or hotel*] unless there shall be left unoccupied a front yard extending from the front of the rear tenement house [*or hotel*] to the front line of lot bordering on the street.

- 82 T.-H. Such front yard shall not be in any part less in width than fifty per cent of the actual width of the rear tenement house [*or hotel*].

- 83 T.-H. SEC. 12. **Height of buildings:** No fireproof tenement house [*or hotel*] hereafter erected shall exceed one hundred fifty feet in height, nor more than one and one-half times the width of the widest street to which the lot on which it is situated abuts.

- 84 T.-H. No semireproof tenement house [*or hotel*] hereafter erected shall exceed six stories at any point, nor more than sixty-five feet in height (except as hereinafter provided), nor more than one and one-half times the width of the widest street to which the lot on which it is situated abuts.

- 85 T.-H. No wooden tenement house [*or hotel*] hereafter erected shall exceed three stories at any point nor more than thirty-six feet in height (except as hereinafter provided), nor more than one and one-half times the width of the widest street to which the lot on which it is situated abuts.

- 86 T.-H. The width of the street, for this purpose, shall be measured from the extreme front of the building to the front of lot opposite, across the street.

- 87 T.-H. For the purposes of this section a basement is a story.

- 88 T.-H. The height of a fireproof tenement house [*or hotel*] is the perpendicular distance from the curb level or adjoining ground levels to the highest point of the roof. The height of a semireproof or of a wooden tenement house [*or hotel*] is the perpendicular distance from the curb level or adjoining ground levels to the lowest point of the finished ceiling of the top

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story; provided, that in the case of a semifireproof tenement house [*or hotel*] situated on a lot with the ground sloping downward from the facade at which the measurement is taken the height of the building shall not at any point exceed sixty-five feet above the curb level measured on the facade facing the street, nor shall the height of the building at any point of the grade exceed seventy-five feet above the adjoining curb in case of a corner lot, or above the level of the ground in the case of an interior lot, and in the case of a wooden tenement house [*or hotel*] situated on a lot with the ground sloping downward from the facade at which the measurement is taken the height of the building shall not at any point exceed thirty-six feet above the curb line measured on the facade facing the street, nor shall the height of the building at any point of the grade exceed forty-six feet above the adjoining curb in the case of a corner lot or above the level of the ground in the case of an interior lot.

Note: See illustration on page 71.

**SEC. 13. Percentage of lot unoccupied by tenement house:**

89 On every corner lot on which a tenement house is hereafter  
T. erected, at least ten per cent of such lot shall be left unoccupied; provided, however, that if such corner lot extends through from one street to another street, one-half of the narrowest street to which said lot abuts may be considered as a part of the lot in computing the percentage of lot to be left unoccupied; except that if such one-half of the narrowest street is greater than the rear yard required for such tenement house, then only as much of the said street as is required for the rear yard shall be considered as part of the lot for the purpose of computing the percentage of lot to be left unoccupied.

90 On every interior lot on which a tenement house is hereafter  
T. erected, at least twenty-five per cent of such lot shall be left unoccupied; provided, however, that if such interior lot extends through from one street to another street, one-half of the narrowest street to which such lot abuts may be considered as a part of the lot in computing the percentage of lot to be left unoccupied; except that if such one-half of the narrowest street is greater than the rear yard required for such tenement house, then only as much of the said street as is required for the rear yard shall be considered as part of the lot for the purpose of computing the percentage of lot to be left unoccupied.

91 **SEC. 14. Rear yard required by tenement house:** Immediately behind every tenement house hereafter erected there shall  
T. be a rear yard extending across the entire width of the lot.

92 **SEC. 15. Yards, courts—two buildings:** In no event shall  
T.—H. any yard or court be made to serve the purpose of two tenement houses [*or hotels*] hereafter erected, or of an existing tenement house [*or hotel*] and a tenement house [*or hotel*] hereafter erected, unless such yard or court, as the case may be, is of the full size required for two tenement houses, [*or hotels*] and then

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only in the event that such yard or court, as the case may be, is located on the same lot and owned by or in the absolute lawful control and in the lawful possession of the tenement house [*or hotel*] it proposes to serve.

- 93**  
T.-H. Where a tenement house, [*or hotel*] now or hereafter erected, stands upon a lot, no other building shall hereafter be placed upon the front or rear of that lot, unless the minimum distance between such buildings shall be at least ten feet, and two additional feet shall be added to such minimum distance of ten feet for every story more than one in height of the highest building on such lot.

- 94**  
T.-H. **SEC. 16. Rear yard measurement:** The depth of a rear yard [*for a tenement house or hotel*] shall be measured at right angles from the extreme rear line of the building towards the rear lot line.

Note: See illustration on page 74.

- 95**  
T. **SEC. 17. Rear yard on interior lot—tenement house:** On every interior lot on which a tenement house is hereafter erected there shall be provided a rear yard. Such yard shall extend from the ground clear and unobstructed to the sky, and shall extend across the entire width of the lot; except that outside stairways, platforms and balconies constructed of open metal work and fire escapes may extend not more than four feet into such yard. The minimum depth of such rear yard shall be as follows:

Height of building measured from top of wall to floor of yard at point abutting the rear yard	Depth of rear yard
Not exceeding 36 feet.....	10 feet
Not exceeding 48 feet.....	11 feet
Not exceeding 60 feet.....	12 feet
Not exceeding 72 feet.....	14 feet
Not exceeding 84 feet.....	16 feet
Not exceeding 96 feet.....	18 feet
Not exceeding 108 feet.....	20 feet
Not exceeding 120 feet.....	22 feet
Not exceeding 132 feet.....	24 feet
Not exceeding 150 feet.....	26 feet

- 96**  
T. Provided, however, that if such interior lot extends through from one street to another street or public alley, one-half of the narrowest street or public alley to which said lot abuts may be considered as a part of the lot in computing the rear yard required by this section.

- 97**  
T. **SEC. 18. Rear yard on corner lot—tenement house:** On every corner lot on which a tenement house is hereafter erected there shall be provided a rear yard. Such yard shall extend from the lowest floor which is used for living or sleeping apartments, clear and unobstructed to the sky, and shall extend



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across the entire width of such lot; except that outside stairways, platforms and balconies constructed of open metal work and fire escapes may be extended not more than four feet into such yard. The minimum depth of such rear yard shall be as follows:

Depth of corner lot	Depth of rear yard
Not exceeding 100 feet-----	Not less than 10 per cent of the depth of the lot nor less than 5 feet, nor less than the minimum width required for an outer court, based on the number of stories in such building.
Exceeding 100 feet-----	Not less than 10 feet nor less than the minimum width required for an outer court, based on the number of stories in such building.

98 T. Provided, however, if such corner lot extends through from one street to another street, or to a public alley, one-half of the narrowest street or public alley to which such lot abuts may be considered as a part of the lot in computing the rear yard required by this section.

99 H. \*SEC. 15. **Rear yard—size for hotel:** The minimum size of every rear yard for a hotel hereafter erected shall be not less in width and in area than an inner court, except that if such rear yard is bounded on its entire one end or side by an outer court, or by a side yard or by a street, or by a public alley or park, then such rear yard shall be not less in width or exceed the maximum length of an outer court; provided, however, that if the lot extends through from one street to another street or public alley, one-half of the narrowest street or public alley, to which said lot abuts may be considered as a part of the lot in computing the rear yard required.

Note: Paragraph 99 applies to hotels only. The design of a hotel determines when there must be provided a rear yard.

100 T.-H. SEC. 19. **Rear yard access:** Every rear yard required by this act and not bordering on a street or public alley and without direct access thereto shall have access to a street or public alley by means of an unobstructed passageway not less than three feet six inches in clear width, nor less than seven feet in clear height; and if such passageway or any portion thereof passes through a building, such portion thereof shall be built of approved incombustible materials, or shall be lathed with metal lath or approved plaster board and be plastered not less than three-quarters inch thick including the lath or plaster board, or shall be lined with not less than number twenty-six (gauge) galvanized iron, and shall be drained and lighted.

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101 **SEC. 20. Front yard:** Every front yard which is excavated  
T.-H. below the level of the curb or below the adjoining ground level  
for the purpose of furnishing light and ventilation to a base-  
ment shall in no part be less in width and length than required  
for outer courts.

102 **SEC. 21. Side yard:** The width of every side yard shall be  
T.-H. not less than the width required for an outer court except that  
the provisions of this act regarding the maximum lengths of  
an outer court shall not apply to a side yard; provided, that if  
there is a side yard on both sides of the building, connected one  
with the other across the rear of the building by the rear yard,  
then the width of the side yards may be reduced twelve inches.

Note: Side yards in lieu of courts are very desirable from a health  
and fire safety standpoint, therefore, should be encouraged.

103 **SEC. 22. Outer court sizes:** The minimum size of every  
T.-H. outer court for a tenement house [or hotel] hereafter erected  
shall be as follows:

Height of building [tenement house] based on the full number of stories in the building measured upward from and including the low- est story in which there is an apartment or apartments. [In a hotel the lowest story in which there is a guest room or guest rooms, or a dormitory or dormitories.]	Minimum width of court	Maximum length of court
1 or 2 stories-----	4 ft. 0 in.	16 ft. 0 in.
3 stories-----	4 ft. 6 in.	25 ft. 0 in.
4 stories-----	5 ft. 6 in.	30 ft. 0 in.
5 stories-----	6 ft. 0 in.	35 ft. 0 in.
6 stories-----	8 ft. 0 in.	35 ft. 0 in.
7 stories-----	10 ft. 0 in.	40 ft. 0 in.
8 stories-----	12 ft. 0 in.	40 ft. 0 in.
9 stories-----	13 ft. 0 in.	40 ft. 0 in.
10 or more stories-----	14 ft. 0 in.	40 ft. 0 in.

104 There shall be added to the minimum width of each such  
T.-H. outer court six inches for each five feet or fractional part  
thereof in excess of the maximum length; provided, however,  
that the maximum lengths herein provided shall not apply  
when the outer court is bounded on one side for its entire  
length by a lot line; provided, further, that if an outer court  
is bounded by a public alley or public park, the width of such  
public alley or public park may be considered a part of the  
lot in determining the required width of the outer court.

Note: See Illustration on page 70.

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SEC. 23. **Inner court sizes:** The minimum size of every  
**105** inner court for tenement houses [*or hotels*] hereafter erected  
 T.-H. shall be as follows:

Height of building [ <i>tenement house</i> ] based on the full number of stories in the building measured upward from and including the lowest story in which there is an apartment or apartments. [ <i>In a hotel the lowest story in which there is a guest room or guest rooms, or a dormitory or dormitories.</i> ]	Minimum width of court	Minimum area of court in square feet
1 or 2 stories-----	6 ft. 0 in.	75 square feet
3 stories-----	7 ft. 0 in.	120 square feet
4 stories-----	8 ft. 0 in.	160 square feet
5 stories-----	12 ft. 0 in.	250 square feet
6 stories-----	16 ft. 0 in.	400 square feet
7 stories-----	20 ft. 0 in.	625 square feet
8 stories and more-----	24 ft. 0 in.	840 square feet

Provided, however, that the minimum size of every inner  
**106** court which is bounded on one side for its entire length by a  
 T.-H. lot line may be as follows:

Height of building [ <i>tenement house</i> ] based on the full number of stories in the building measured upward from and including the lowest story in which there is an apartment or apartments. [ <i>In a hotel the lowest story in which there is a guest room or guest rooms, or a dormitory or dormitories.</i> ]	Minimum width of court	Minimum area of court
1 or 2 stories-----	5 ft. 0 in.	75 square feet
3 stories-----	6 ft. 0 in.	120 square feet
4 stories-----	7 ft. 0 in.	160 square feet
5 stories-----	9 ft. 0 in.	250 square feet
6 stories-----	16 ft. 0 in.	400 square feet
7 stories-----	20 ft. 0 in.	625 square feet
8 stories and more-----	24 ft. 0 in.	840 square feet

Every inner court hereafter constructed and every inner  
**107** court or vent shaft now in any tenement house [*or hotel*] shall  
 T.-H. be provided with a door or window at or near the bottom thereof, giving sufficient access to such court or vent shaft as to enable it to be properly cleaned out.

SEC. 24. **Recesses from a court, yard, or street:** Every  
**108** recess from a court, yard or street in a tenement house [*or*  
 T.-H. *hotel*] hereafter erected shall, unless it conforms to the requirements of this act for an inner court, or an outer court, be not less in width than its depth. Every such recess shall be open and unobstructed to the sky from a point not more than two feet above the floor line of the lowest story in the building in which there are rooms the said recess proposes to serve.



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- 109**      **SEC. 25. Air intakes to inner courts:** Every inner court in  
 T.-H. a tenement house [*or hotel*] hereafter erected shall be provided  
 with one or more horizontal intakes at the bottom of the court,  
 as follows:

Inner court areas	Minimum number of intakes	Net aggregate area of intakes
Each not exceeding 300 square feet.....	One	19½ square feet
Each not exceeding 800 square feet.....	Two	40 square feet
Each exceeding 800 square feet.....	Two	60 square feet

- 110**      Every such intake shall always extend directly to the front  
 T.-H. of lot or front yard, or rear yard, or to a side yard, or to a  
 street, or to a public alley or public park. Whenever more  
 than one intake is required, one such intake shall extend to  
 the front of lot or front yard, and one to the rear yard, public  
 alley, public park, or to the other street, and the court ends of  
 the air intakes shall be as far apart as possible.

- 111**      Each such intake shall consist of an unobstructed duct or  
 T.-H. passageway having a minimum width of three feet in all its  
 parts and a minimum height of six feet six inches.

- 112**      Every such intake shall be constructed of approved incom-  
 T.-H. bustible materials, or shall be lined with at least number  
 twenty-six (gauge) galvanized iron on the inside thereof. Such  
 air intakes may be closed at each end with a gate or grill having  
 not less than seventy-five per cent of open work.

- 113**      In case the inner court does not extend below the second floor  
 T.-H. level, then each such air intake may consist of an unobstructed  
 open duct, constructed of approved incombustible materials  
 or lined with at least number twenty-six (gauge) galvanized  
 iron on the inside thereof, having an interior area of not less  
 than nineteen and one-half square feet, and in no dimension  
 less than twelve inches, and covered at each end with a wire  
 screen of not less than one inch mesh.

- 114**      Every air intake shall be drained and so constructed and  
 T.-H. arranged as to be readily cleaned out.

Note: Care must be exercised so that in no place will the minimum  
 dimensions or areas of the intakes be diminished.

- 115**      **SEC. 26. Cellar living prohibited:** In no tenement house  
 T.-H.-D. [*hotel or dwelling*] shall any room in the cellar be constructed,  
 altered, converted or occupied for living or sleeping purposes.

- 116**      Every cellar [*in a tenement house or hotel*] shall be illumin-  
 T.-H. ated and ventilated. The walls and floor of every cellar here-  
 after constructed, [*in a tenement house or hotel*] which are  
 below the ground level, shall be made waterproof and damp-  
 proof, and whenever deemed necessary, and so ordered by the  
 department charged with the enforcement of this act, the walls  
 and ceilings thereof shall be plastered.

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**SEC. 27. Basement living rooms:** In no tenement house  
117 [*hotel or dwelling*] shall any room in the basement be con-  
T.-H.-D. structed, altered, converted or occupied for living or sleeping  
purposes, unless such room conforms to all of the requirements  
of this act for rooms in other parts of the building and that  
the ceiling of each such room be in all parts not less than seven  
feet above the adjoining ground level.

Every basement shall be illuminated and ventilated. The  
118 walls and floors of every basement hereafter constructed, which  
T.-H.-D. are below the ground level, shall be made waterproof and damp-  
proof, and whenever deemed necessary, and so ordered by the  
department charged with the enforcement of this act, the walls  
and ceilings thereof shall be plastered.

Note: The plastering of basement walls and ceilings does not apply to  
dwellings.

**SEC. 28. Ground floor ventilation and rat-proofing:** In  
119 every tenement house [*or hotel*] hereafter erected, the lowest  
T.-H. floor thereof shall be at least eighteen inches above the surface  
soil adjoining and under the floor, and the entire space under  
such floor shall be kept dry, drained, clean and free from any  
accumulation of rubbish, debris or filth.

Such space under the floor shall be enclosed and provided  
120 with a sufficient number of openings with removable screens  
T.-H. or similar provisions of a size to insure ample ventilation; pro-  
vided, however, that in any such building the lowest floor  
thereof may be less than eighteen inches above the surface soil,  
but in no case less than six inches, except where masonry floors  
are laid directly on the soil, if the said floor is made impervious  
to the ingress of rats or other vermin as follows:

(a) Foundation walls shall be constructed of concrete or of  
121 brick or stone or other masonry laid in a good mortar or con-  
T.-H. structed of some other equally as rat proof material.

(b) The said foundation walls shall be not less than six  
122 inches in thickness at the top nor less than twelve inches in  
T.-H. thickness at the bottom, nor extend less than twelve inches  
below the surface soil, and, except where masonry floors are  
laid directly on the soil, shall extend not less than six inches  
above the surface soil.

Note: Foundation wall sizes given are merely for rat-proofing pur-  
poses and are not presumed capable of sustaining loads of a building.

(c) Every opening in the foundation walls, for ventilation  
123 or for other purposes, shall be made rat proof with suitable  
T.-H. metal screens or with some other similar rat proof material.  
Door or window openings in such walls shall have tight fitting  
doors or windows.

(d) The said lowest floor or differing levels thereof, forming  
124 a complete floor between the outside walls of the building, shall  
T.-H. be constructed either of masonry, or covered with concrete not  
less than one and one-half inches thick, or constructed of two  
layers of flooring with a layer of galvanized iron or galvanized  
iron wire cloth or other approved equally as rat proof material

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placed between the two layers of flooring. Or, in lieu of the floor being constructed as herein prescribed, the entire ground area under the floor shall be covered with concrete not less than two inches thick, except where the surface of the soil is composed of rock. The rat-proofing material shall always extend under the plates of the exterior walls and supporting partitions.

- 125 (e) All openings throughout the said floor for chimneys,  
T.-H. plumbing, water pipes, or for any other purpose, shall be closed up tight in the same manner and with the same kind of materials as required under the plates of the exterior walls and supporting partitions, and if the rat-proofing material used for closing of openings is other than masonry, it shall extend beyond and underlap the flooring all around the opening, not less than two inches.

- 126 **\*\*SEC. 9. Dwelling construction:** Every dwelling here-  
D. after erected shall be constructed in a substantial manner; and the building shall be so constructed as to provide shelter to the occupants against the elements, and so as to exclude dampness in inclement weather.

*Note:* The intent of this section is to provide a reasonably well constructed building and prohibit the construction of buildings built of old and worn out materials, gunny sacks, tin cans and similar materials which do not afford proper shelter or privacy to the occupants, or exclude dampness.

- 127 **\*\*SEC. 12. Dwelling, ground floor ventilation:** In every  
D. dwelling hereafter erected there shall be provided a clear air space under the lowest floor thereof of at least six inches, except where there is a ventilated basement or cellar underneath such floor, which clear air space shall be enclosed and provided with a sufficient number of openings with removable screens, or similar provisions, of a size to insure ample ventilation. The surface underneath the floor shall be kept dry, drained, clean and free from any accumulation of rubbish, debris or filth.

The provisions of this section shall not be deemed to apply to masonry floors laid directly on the soil, nor to any self-supporting masonry floor.

- 128 **SEC. 29. Rooms, sizes of in tenement houses:** In every  
T. apartment in every tenement house hereafter erected there shall be at least one room containing not less than one hundred twenty square feet of superficial floor area, and every other room shall contain at least ninety square feet of superficial floor area, except water-closet, bath or slop-sink compartments, and except kitchens, closets, recesses from rooms, or dressing rooms.

- 129 Every kitchen shall contain not less than fifty square feet of  
T. superficial floor area.

- 130 Every room shall at every point be not less than seven feet  
T. in width, nor less than nine feet in height, measured from the finished floor to the finished ceiling; except that attic rooms and rooms where sloping ceilings occur need be nine feet in

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height in but one-half the area of the room; provided, however, that the provisions of this paragraph shall not apply to water-closet, bath or slop-sink compartments, nor to closets, nor to recesses from rooms, nor to dressing rooms, nor shall the provisions of this paragraph as to minimum width apply to kitchens.

- 131**  
T. Every water-closet compartment shall be not less than thirty-six inches in clear width, and every such water-closet compartment, bath or slop-sink compartment, or closet, or recess from a room, or dressing room, shall have a height of not less than seven feet six inches, measured from the finished floor to the finished ceiling. Every closet, recess from a room, or dressing room, which contains more than twenty-five square feet of superficial floor area (built-in dressers, clothes presses and similar features which are a substantial part of the structure shall not be deemed to be a part of the floor area of a closet, recess from a room or dressing room) shall conform to all of the provisions of this act as to rooms, and shall contain not less than ninety square feet of superficial floor area.

- 132**  
T. No part of any room in any tenement house shall hereafter be enclosed or subdivided wholly, or in part, by a curtain, portiere, fixed or movable partition, or other contrivance or device, for any purpose contrary to any of the provisions of this act.

- 133**  
T. Entertainment, amusement or reception rooms hereafter constructed, altered or converted in any tenement house shall conform to the provisions of section thirty-three [*paragraphs 164 to 170*] of this act.

Note: Every apartment must have one room with at least 120 square feet of floor area. Every other room must have at least 90 square feet of floor area. Every sleeping room must have at least 60 square feet of floor area for each adult person over 12 years of age, and at least 30 square feet of floor area for each person under 12 years of age, sleeping therein. Every room, excepting water-closet compartments, bath rooms, kitchens, or similar rooms, must in no part be less than 7 feet wide. Every room must have at least 9 feet clear ceiling height (except, see paragraph 130). Every kitchen must have at least 50 square feet of floor area. Every water-closet compartment must be at least 36 inches wide. Every water-closet compartment, and closet must have at least 7 feet 6 inches clear ceiling height. No closet, alcove or recess from a room, shall contain more than 25 square feet of floor area.

- 134**  
H. \*SEC. 26. Rooms, size of in hotels: In every hotel hereafter erected, every guest room shall contain not less than ninety square feet of superficial floor area. Every such room shall at every point be not less than seven feet in width, nor less than nine feet in height, measured from the finished floor to the finished ceiling; except that attic rooms and rooms where sloping ceilings occur need be nine feet in height in but one-half the area of the room.

Note: Every sleeping room must contain at least 90 square feet of floor area. Every sleeping room must contain at least 60 square feet of floor area for each adult person over 12 years of age, and at least 30 square feet of floor area for each person under 12 years of age, sleeping therein.

- 135**  
H. Every water-closet compartment shall be not less than thirty-six inches in clear width, and every such water-closet compartment, bath or slop-sink compartment, or closet or recess from



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a room, or dressing room shall have a height of not less than seven feet six inches, measured from the finished floor to the finished ceiling.

- 136 Every closet, recess from a room, or dressing room which  
H. contains more than twenty-five square feet of superficial floor area (built-in dressers, clothes presses and similar features which are a substantial part of the structure shall not be deemed to be part of the floor area of a closet, recess from a room, or dressing room), shall conform to all of the provisions of this act as to guest rooms, and shall contain not less than ninety square feet of superficial floor area.

- 137 No part of any room in any hotel shall hereafter be enclosed  
H. or subdivided wholly or in part, by a curtain, portiere, fixed or movable partition, or other contrivance or device, for any purpose, contrary to any of the provisions of this act.

- 138 Entertainment, amusement or reception rooms, or public  
H. dining rooms, hereafter constructed, altered or converted in any hotel shall conform to the provisions of section thirty [paragraphs 171 to 173] of this act.

- 139 Dormitories hereafter constructed, altered or converted in  
H. any hotel shall conform to the provisions of section sixty-two [paragraphs 297 to 303] of this act.

Note: See note following paragraph 133.

- 140 \*\*SEC. 13. Rooms, size of in dwellings: In every dwelling  
D. hereafter erected, every room used for living or sleeping purposes shall contain at least ninety square feet of superficial floor area.

Note: Every sleeping room must contain at least 90 square feet of floor area. Every sleeping room must contain at least 60 square feet of floor area for each adult person over 12 years of age, and at least 30 square feet of floor area for each person under 12 years of age, sleeping therein.

- 141 Every such room shall at every point be not less than seven  
D. feet in width, nor less than eight feet in height measured from the finished floor to the finished ceiling; except that attic rooms and rooms where sloping ceilings occur need be eight feet in height in but one-half the area of the room.

- 142 Every water-closet compartment shall be not less than thirty-  
D. six inches in width and every such compartment and bath or shower compartment shall have a height of not less than seven feet six inches measured from the finished floor to the finished ceiling.

- 143 SEC. 30. Windows required in tenement houses: In every  
T. tenement house hereafter erected every room, kitchen, and every water-closet compartment, toilet or shower room, and bath or slop-sink room, (except in the cellar) shall have at least one window of the area hereinafter required opening directly upon a street, or upon a yard or court, of the dimensions specified in this act and located on the same lot.

- 144 All windows required by this act shall be located so as to  
T. properly light all portions of the rooms, and shall be made so as to open in all parts and so arranged that at least one-half of each such window may be opened unobstructed; provided,

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however, that the windows required by this section in a water-closet compartment, toilet or shower room, and bath or slop-sink room, may open directly into a vent shaft, such vent shaft to be of the minimum size and constructed of the materials and in the manner prescribed by section sixty-one [*paragraphs 278 to 283*] of this act; provided, further, that windows required to open onto a street, yard, or an outer court, except windows from kitchens, may open through porches, provided that said porches do not exceed seven feet in depth measured at right angles to the windows and that at least seventy-five per cent of the entire side of the porch, bounded by the street, yard, or outer court, is left open except that the open space may be enclosed with mosquito screens.

**Note:** The lighting and ventilating of rooms through porches should be discouraged. However, when porches are used in the manner permitted by paragraph 144 the outer side of the porch should have the highest possible ceiling height.

**\*SEC. 27. Windows required in hotels:** In every hotel hereafter erected, every guest room, dormitory, kitchen, scullery, pantry or other room in which food is stored or prepared, public dining room, laundry, barber shop, Turkish baths, general amusement, entertainment or reception room, water-closet or shower compartment, bath, toilet or slop-sink room and general utility room shall have at least one window, of the area herein-after required, opening directly upon a street, or upon a yard or court of the dimensions specified in this act and located on the same lot.

145 H. All windows required by this act shall be located so as to properly light all portions of the room and shall be made so as to open in all parts and be so arranged that at least one-half of the window may be opened unobstructed.

147 H. The windows required by this section in a water-closet or shower compartment, bath, toilet or slop-sink room may open directly into a vent shaft in lieu of a street, yard or court. Such vent shaft to be not less than of the minimum size, and constructed of the materials and in the manner prescribed by section fifty-seven [*paragraphs 278 to 283*] of this act, or such rooms or compartments, in lieu of being provided with windows may be ventilated by an exhaust system of ventilation installed, constructed and maintained as prescribed by section sixty-one [*paragraphs 293 to 296*] hereof.

148 H. The windows required by this section to open onto a street, yard, or an outer court, except windows from kitchens, may open through porches, provided that said porches do not exceed seven feet in depth, measured at right angles to the windows and that at least seventy-five per cent of the entire side of the porch, bounded by the street, yard, or outer court, is left open except that the open space may be enclosed with mosquito screens.

**Note:** See note following paragraph 144.

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- 149 H. Kitchens, sculleries, pantries or other rooms used for cooking, storing or preparing of food, public dining rooms, laundries, barber shops, Turkish baths, general amusement or reception rooms and general utility rooms, in lieu of windows may be ventilated by an exhaust system of ventilation installed, constructed and maintained as prescribed by section sixty-one [*paragraphs 293 to 296*] hereof.

- 150 D. **\*\*SEC. 14. Windows required in dwellings:** In every dwelling hereafter erected, every room used for living or sleeping purposes and every kitchen, water-closet compartment, shower or bathroom, shall have at least one window, of the area fixed by this act, opening directly upon a street, or upon unoccupied area not less than four feet in its least dimension and containing an area of not less than thirty-six square feet, and located on the same lot.

- 151 D. A cornice may extend into the unoccupied area two inches for each one foot in width of such unoccupied area.

- 152 D. Windows herein required shall be located so as properly to light all portions of the room, and shall be made so as to open in all parts and so arranged that at least one-half of the window may be opened unobstructed; provided, however, that the windows required by this section in a water-closet compartment or bath or shower room may be opened directly into a vent shaft, such vent shaft to be in no dimension less than eighteen inches; provided, further, that windows required to open onto a street or onto unoccupied area may open through porches, provided that the said porches do not exceed seven feet in depth, measured at right angles to the windows and that at least seventy-five per cent of the entire side of the porch, bounded by the street or unoccupied area is left open, except that the open space may be enclosed with mosquito screens.

Note: Dwellings are not required to have yards, courts, etc., though the rooms must have windows which open onto a street, or upon unoccupied area on the lot. See note following paragraph 144.

- 153 T. **SEC. 31. Windows, sizes of in rooms—tenement houses:** In every tenement house hereafter erected the total window area in each room except in a water-closet compartment, bath, toilet, slop-sink room or shower room shall be at least one-eighth of the superficial floor area of the room.

- 154 T. The aggregate window area in each room shall be not less than twelve square feet, and no single window shall be less than six square feet in area.

- 155 T. All measurements for window area shall be taken to outside of sash.

- 156 H. **\*SEC. 28. Windows, sizes of in rooms—hotels:** In every hotel hereafter erected, the total window area in each guest room, kitchen, scullery, pantry or other room in which food is stored or prepared, laundry, barber shop, Turkish bath, or general utility room, shall be at least one-eighth of the superficial floor area of the room.



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- 157 H. The aggregate window area in each room shall be not less than twelve square feet and no single window shall be less than six square feet in area.
- 158 H. All measurements for window area shall be taken to the outside of the sash.
- 159 H. The window area required for dormitories, entertainment, amusement, reception or dining rooms shall be as hereinafter provided. [*paragraphs 171, 172, 300.*]
- 160 D. **\*\*SEC. 15. Windows, sizes of in rooms—dwellings:** In every dwelling hereafter erected the total window area in each room used for living or sleeping purposes shall be at least one-eighth of the superficial floor area of the room.
- 161 D. All measurements for window area shall be taken to outside of sash.
- 162 T.-H. **SEC. 32. Windows, sizes of in water-closets, bath, toilet rooms—tenement houses and hotels:** In every tenement house [*or hotel*] hereafter erected each window in a water-closet compartment or bath, toilet or slop-sink room, or shower room, shall be not less than three square feet in area. The aggregate area of windows for each such compartment or room shall be not less than six square feet. In each such compartment or room containing more than one water-closet, bath, urinal, or slop-sink, the aggregate window area shall be equivalent to three square feet for each water-closet, bath, urinal or slop-sink therein, except that at no time need the aggregate window area exceed one-fourth of the superficial floor area of such compartment or room.
- 163 D. **\*\*SEC. 16. Windows, sizes of in water-closets and bath-rooms—dwellings:** In every dwelling hereafter erected, the window area in a water-closet compartment or bathroom shall be not less than three square feet.
- 164 T. **SEC. 33. Windows, sizes of in amusement rooms—tenement houses:** In every tenement house hereafter erected, the total window area in each room used for the purpose of amusement, entertainment or as a reception room, or any room used for similar purposes, which room has a superficial floor area not exceeding one hundred eighty square feet, shall be at least one-eighth of the superficial floor area of such room.
- 165 T. Every such room which has a superficial floor area exceeding one hundred eighty square feet shall have an aggregate window area not less than that required for a room of one hundred eighty square feet of superficial floor area.
- 166 T. Amusement, entertainment or reception rooms and rooms used for similar purposes, in lieu of being provided with windows, as in this section prescribed, may be provided with a fan exhaust system of ventilation. Such fan exhaust system of ventilation shall consist of independent inlet ducts, extending from the outer air to each such room and exhaust ducts extending from each such room to the outer air above the highest roof of the building.

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167 All of the inlet ducts and exhaust ducts shall be constructed  
T. of galvanized iron or other smooth-surfaced, nonabsorbent material and so arranged that they may be readily cleaned out.

168 The exhaust ducts shall always be connected to an exhaust  
T. fan mechanically operated, so designed and operated as to provide a complete change of air in not to exceed fifteen minutes for each such room.

169 Any person in charge of a building in which a system of  
T. fan exhaust ventilation, as in this section is required, who fails, neglects or refuses to operate and maintain the said system of ventilation in good order and repair so that the ventilation (complete change of air) herein specified is provided in each such room at all times, shall be deemed guilty of a misdemeanor and subject to all of the penalties fixed by this act.

170 Every amusement, entertainment or reception room, or any  
T. room used for similar purposes, shall have a minimum height between the finished floor and the finished ceiling of not less than nine feet. No such room or part thereof shall be used for living or sleeping apartments, except that said room or part thereof complies with all of the other provisions of this act, for living and sleeping apartments.

\*SEC. 30. **Windows, sizes of in amusement and dining**  
171 **rooms—hotels:** In every hotel hereafter erected the total  
H. window area in each room used for the purpose of entertainment, amusement, reception or dining room, which room has a superficial floor area not exceeding one hundred eighty square feet, shall be at least one-eighth of the superficial floor area of such room.

172 Every such room which has a superficial floor area exceed-  
H. ing one hundred eighty square feet shall have an aggregate window area not less than that required for a room of one hundred eighty square feet of superficial floor area.

173 Every such entertainment, amusement, reception or dining  
H. room shall have a minimum height between the finished floor and the finished ceiling of not less than nine feet. No such room or part thereof shall be used for sleeping purposes, except that said room or part thereof complies with all of the other provisions of this act for guest rooms.

SEC. 34. **Windows, skylights in public hallways:** In every  
174 tenement house [*or hotel*] hereafter erected, every public hall-  
T.-H. way on any floor where there are more than three apartments [*or more than 5 guest rooms in a hotel*] shall have at least one window opening directly upon a street, or upon a yard or a court of the dimensions specified in this act and located on the same lot; such windows shall be at the end of the public hallway and placed so as to secure the maximum light into the hallway; provided, however, that in tenement houses [*or hotels*] not exceeding two stories in height, the public hallway may, in lieu of such windows, be lighted and ventilated by one or more skylights constructed in accordance with the provisions of this act.

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175 Every window required by this act in a public hallway shall  
T.-H. be not less than twenty-nine inches in clear width, nor less than fifty-eight inches in height, and the finished sill of same shall not be more than thirty inches above the adjoining finished floor. Every such window shall be made so as to open and so arranged that at least one-half of the window may be opened unobstructed.

176 Every skylight provided for in this section shall have an  
T.-H. effective horizontal area of glass of not less than fifteen square feet, and shall have ridge ventilators or fixed or movable louvres so as to provide a ventilating area of not less than five hundred square inches. Such skylights shall be so located that no portion of the hallway be distant more than twenty feet (measured from a vertical line) from a skylight opening.

177 Any part of a public hallway which is offset, recessed, or  
T.-H. cut off from any other part of a hallway where such offset or recess is more in length than one and one-half times the width of the public hallway from which it offsets or recesses, shall be deemed a separate public hallway within the meaning of this section.

178 French windows or doors, if arranged to open and glazed  
T.-H. to give the areas of opening and glass required by this act for windows in public hallways, may be used in lieu of windows therein.

179 SEC. 35. Skylights over stairways—stair wells: In every  
T.-H. tenement house [*or hotel*] two or more stories in height hereafter erected, where there are more than three apartments [*or more than 5 guest rooms in a hotel*] on any one floor, there shall be provided at the roof over each stairway a ventilating skylight, placed directly as practicable over same, having a minimum effective horizontal area of glass at least twenty square feet in area for buildings two stories in height, and the area of glass in such skylight shall be increased at a ratio of six square feet for each additional story in height. In every such skylight the ventilating area shall be not less than five hundred square inches.

180 Every such skylight and the ventilating openings and the  
T.-H. shutters and the closing and opening devices for the ventilating openings shall be made of approved incombustible materials and so arranged that the entire ventilating area may be readily opened from at least the topmost and first story levels, except that in tenement houses [*or hotels*] not exceeding four stories in height the ventilators may be arranged so as to open from at least the first story, or the ventilators may be fixed permanently in an open position.

181 Skylights as in this section prescribed may be omitted in  
T.-H. case that windows are provided of the size fixed by section thirty-four [*paragraph 175*] hereof and located adjoining the stairways, and that each window adjoining the stairway be provided with an open louvre or ventilator providing a

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ventilating area of not less than one hundred square inches or such louvre or ventilator may be placed in the roof over the stairway, in which event the ventilating area shall be not less than five hundred square inches.

- 182 Whenever a skylight is required as in this section provided  
T.-H. there shall be constructed a stair well, the clear open area of which shall be at each floor equal to one-third of the area of glass in the skylight.

- 183 **SEC. 36. Privacy:** In every tenement house hereafter  
T. erected, every apartment shall be so arranged that access may be had to every living room, and to at least one water-closet compartment, without passing through a bedroom; provided, however, that nothing in this section shall be so construed as to prohibit passing through a bedroom in going from a kitchen to a bathroom or water-closet compartment.

Note: See illustration on page 73.

- 184 **SEC. 37. Water-closets required in tenement houses:** In  
T. every tenement house hereafter erected there shall be installed one water-closet within each apartment located in a separate compartment or located in a compartment with a bathtub, shower or lavatory, used exclusively by the occupants of the apartment.

- 185 No door or other opening to a water-closet compartment shall  
T. open from or into any room in which food is prepared or stored. The walls enclosing a water-closet compartment shall be well plastered or constructed of some nonabsorbent material, except that the ordinary wood trim of openings may be used in such compartment. Every such compartment shall be provided and equipped with a full door, properly hung, and provided with a lock or bolt to lock same.

- 186 The floor of every such water-closet compartment shall be  
T. made waterproof with asphalt, tile, marble, terrazzo, cement, or some other similar nonabsorbent material, and such waterproofing shall extend not less than six inches on the vertical walls of the room. No water-closet fixture shall be enclosed with woodwork.

- 187 **\*SEC. 33. Water-closets required in hotels:** In every hotel  
H. hereafter erected there shall be installed not less than one water-closet in a separate compartment, located on the public hallway, for each sex on such floor. One of such water-closets shall be distinctly marked "for men," and one of the water-closets distinctly marked "for women;" and there shall be installed not less than one water-closet in a separate compartment, located on the public hallway, for every ten guest rooms, or fractional part thereof, on such floor, which are not provided with private water-closets. Each of the said water-closets shall be accessible from each of the guest rooms through the public hallway, and not more than one hundred feet distant from the entrance door of each of the guest rooms the said water-closet proposes to serve.



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188 In every hotel hereafter erected there shall be installed not  
H. less than one water-closet for every twenty employees of each  
sex in said building.

189 No door or other opening in a water-closet or urinal com-  
H. partment shall open from or into any room in which food  
is prepared or stored.

190 The walls enclosing a water-closet compartment shall be  
H. well plastered, or constructed of some nonabsorbent material,  
except that the ordinary wood trim for openings may be used  
in such a compartment. Every water-closet compartment shall  
be provided and equipped with a full door, properly hung, and  
provided with a lock or bolt to lock same.

191 The floor of every water-closet compartment hereafter con-  
H. structed shall be made waterproof with asphalt, tile, marble,  
terrazzo, cement or some other similar nonabsorbent material,  
and such waterproofing shall extend not less than six inches  
on the vertical walls of the compartment.

192 **\*\*SEC. 17. Water-closets required for dwellings:** Every  
D. dwelling hereafter erected shall be provided with one water-  
closet for each family living therein.

**Note:** In a dwelling where there are no families living there should be provided not less than one water-closet for each sex, and not less than one water-closet for each 10 persons of each sex. Water-closet compartments for the opposite sexes should be as far apart from each other as possible. Water-closet compartments should be distinctly marked "For Men" or "For Women," as the case may be.

193 **SEC. 38. Water-closets required in existing tenement**  
T. **houses:** In every tenement house erected prior to the passage  
of this act there shall be provided at least one water-closet in a  
separate compartment, located on the public hallway of the  
same floor, for every three apartments or fractional part  
thereof on such floor which are not provided with private  
water-closets. Where two or more water-closets are required  
by the provisions of this section to be located on a public hall-  
way, one of such water-closets shall be distinctly marked "for  
men," and one of the water-closets distinctly marked "for  
women."

**Note:** See paragraph 195.

194 **\*SEC. 34. Water-closets required in existing hotels:** In  
H. every hotel erected prior to the passage of this act there shall  
be installed not less than one water-closet in a separate com-  
partment, located on the public hallway for each sex; one of  
such water-closets shall be distinctly marked "for men," and  
one of the water-closets shall be distinctly marked "for  
women;" and there shall be installed not less than one water-  
closet in a separate compartment, located on the public hall-  
way, for every twelve guest rooms, or fractional part thereof,  
on such floor, which are not provided with water-closets.

**Note:** See paragraph 195.

195 Provided, however, that the housing department charged  
T.-H. with the enforcement of this act may exempt any tenement  
house [or hotel] existing at the time of the passage of this act



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from fully complying with the provisions of this paragraph [paragraphs 193-194] when, in its discretion, such deviation will not be detrimental to the health of the occupants thereof or to the sanitation of the said tenement house [hotel] or premises.

196 Nothing in this section [paragraph 195] shall be construed  
T.-H. as permitting such exemptions to apply to any addition or extension to any tenement house [or hotel].

197 Every water-closet hereafter placed in a tenement house [or  
T.-H. hotel] erected prior to the passage of this act shall comply with every provision of this act relative to water-closets installed in tenement houses [or hotels] hereafter erected, except that if a water-closet is installed in the top story of any such building, the compartment in which it is installed may be ventilated by a skylight with fixed louvres in lieu of a window; provided, however, that a new water-closet may be installed to replace a defective or antiquated fixture in the same location.

198 \*No door or other opening in a water-closet, privy, or urinal  
H. compartment shall open from or into a room in which food is prepared or stored.

199 Every tenement house [or hotel] erected prior to the passage  
T.-H. of this act, or hereafter erected, where a connection with the sewer is possible, shall discontinue the use of any school sink, privy vault or any similar receptacle used to receive fecal matter, urine or sewage, and every such receptacle shall be completely removed and the place where it was located be properly disinfected. All such receptacles shall be replaced by individual water-closets of durable nonabsorbent material, properly connected, trapped, vented and provided with flush tanks, the same as is required, by the provisions of this act, in tenement houses [and hotels] hereafter erected.

200 SEC. 39. Bathtubs, sinks, other plumbing fixtures required  
T. in tenement houses: In every tenement house hereafter erected there shall be a bathtub or shower within each apartment, and such bathtub or shower shall be located in a separate compartment, or there may be provided one such bathtub or shower in a separate compartment for every three such apartments which are not provided with private baths or showers; provided, that said bathtub or shower is on the same floor and is accessible from each apartment through the public hallway.

201 In every tenement house hereafter erected there shall be at  
T. least one kitchen sink within each apartment.

202 The walls, floors and openings to every bath, shower or slop-  
T. sink room hereafter constructed shall conform to all of the provisions of this act relative to the waterproofing of the walls and floors, and of the construction of the doors of water-closet compartments in tenement houses hereafter erected.

203 \*SEC. 35. Bathtubs, slop sinks, other plumbing fixtures  
H. required in hotels: In every hotel hereafter erected there shall be installed not less than one bath tub or shower, in a separate compartment, located on the public hallway, for every

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ten guest rooms, or fractional part thereof, not provided with private baths; provided, that the said bath tub or shower is on the same floor and is accessible from each guest room through the public hallway. There shall also be installed not less than one slop sink on each floor.

- 204 H. The walls and floors to every bath, shower or slop-sink room hereafter constructed shall be waterproofed and shall be provided with doors in the same manner as required for the construction of water-closet compartments in hotels hereafter erected.

- 205 T. SEC. 40. **Bathtubs, sinks, other plumbing fixtures required in existing buildings:** In every tenement house erected prior to the passage of this act there shall be provided at least one bathtub or shower in a separate compartment, located on the same floor, for every five apartments, or fractional part thereof, which are not provided with private baths or showers, on each such floor, and there shall be provided at least one kitchen sink in each apartment;

Note: See paragraph 208.

- 206 H. \*SEC. 36. In every hotel erected prior to the passage of this act there shall be installed not less than one bath tub or shower, in a separate compartment, located in the public hallway, for every twenty guest rooms, or fractional part thereof, which are not provided with private baths; provided, that the said bath tub or shower is located on the same floor and is accessible from each guest room through the public hallway.
- 207 H. There shall also be installed not less than one slop-sink on each floor;

Note: See paragraph 208.

- 208 T.-H. Provided, however, that the [*housing*] department charged with the enforcement of this act may exempt any tenement house [*or hotel*] existing at the time of the passage of this act from fully complying with the provisions of this section [*paragraphs 205-206-207*] when, in its discretion, such deviation will not be detrimental to the health of the occupants thereof or to the sanitation of the said tenement house [*or hotel*] or premises; provided, further, that no such exemption shall apply to any addition or extension to a tenement house [*or hotel*].

- 209 T.-H.-D. SEC. 41. **Water and sewerage requirements:** In every tenement house [*hotel or dwelling*] hereafter erected every plumbing fixture shall be provided with running water, and [*in every tenement house or hotel*] there shall be provided faucets, with running water, sufficient in number so that all of the yards, courts and passageways may be washed. Faucets shall be of the hose bibb type, not less than three-quarter inch size.

- 210 T.-H.-D. Every plumbing fixture affecting the sanitary drainage system in tenement houses [*hotels or dwellings*] hereafter erected, shall be properly connected with the street sewer, if a street sewer exists in the street abutting the lot on which the building

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is located and is ready to receive connections. When it is impracticable to connect such plumbing fixtures with a street sewer, then the plumbing fixtures shall be connected and drained into a cesspool constructed satisfactorily to the department charged with the enforcement of this act; or some other means of sewage disposal satisfactory to the department charged with the enforcement of this act may be made until such time as it may become practicable and possible to connect with the street sewer.

**SEC. 42. Water facilities required in existing buildings:**

- 211** In every tenement house [*or hotel*] erected prior to the passage  
T.-H. of this act, every plumbing fixture shall be provided with running water, and there shall be provided faucets, with running water, sufficient in number so that all of the yards, courts and passageways may be washed. Faucets shall be of the hose bibb type, not less than three-quarter inch size.

- 212** **SEC. 43. When water-closets, bathtubs, other plumbing fixtures, need not be installed:** Water-closets, baths, showers,  
T.-H.-D. sinks, slop-sinks, faucets and other plumbing fixtures required by this act need not be installed in the event that the tenement house [*hotel or dwelling*] hereafter erected or an existing tenement house, [*hotel or dwelling*] as the case may be, is situated where there is no running water and where there is no practical means of sewage disposal, until such time as it becomes practicable and possible to obtain running water and means of sewage disposal; provided, in every such case the department charged with the enforcement of this act shall decide whether or not it is practicable and possible to provide running water and proper means of sewage disposal. A special permit in writing shall be obtained in every such case [*tenement house or hotel*] from the department charged with the enforcement of this act, which permit shall be made in duplicate, and a copy thereof shall remain on file in the department issuing it; provided, further, that proper separate toilet facilities for each sex shall be provided for the use of the occupants of such building. Such facilities shall be made sanitary. A privy, or toilet other than a water-closet, erected under the authority of this section shall consist of a pit at least three feet deep, with suitable shelter over the same to afford privacy, and protection from the elements. The openings of the shelter and pit shall be enclosed by mosquito screening, and the door to the shelter shall be made to close automatically by means of a spring or other device. No privy pit shall be allowed to become filled with excreta to nearer than one foot from the surface of the ground, and the excreta in the pit shall be covered with earth, ashes, lime or similar substances at regular intervals. All drainage water [*in the case of a tenement house or hotel*] shall be conveyed from the premises by means of a covered drain to a covered cesspool.

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**213** **SEC. 44. Plumbing connections and sanitation in tenement houses and hotels:** In every tenement house hereafter erected [*and in every hotel erected prior to the passage of this act*] all plumbing fixtures affecting the sanitary drainage system shall be properly trapped and vented and made sanitary in every particular. In any tenement house [*or hotel*] hereafter erected, and in any tenement house [*or hotel*] erected prior to the passage of this act no plumbing fixtures shall be enclosed with woodwork, but the space under and around same must be left entirely open. All woodwork enclosing a water-closet, sink, slop-sink, wash tray or lavatory shall be removed and the floor and wall surface beneath and around such water-closet, sink, slop-sink, wash tray or lavatory shall be maintained in good repair, and if of wood, well painted with a light colored paint of sufficient body to make it nonabsorbent. All wooden seats, attached to water-closet bowls, shall be varnished or enameled, or by some other method be made nonabsorbent.

**214** In every tenement house [*or hotel*] hereafter erected water-closets shall have earthenware bowls and shall have earthenware seats integral with the bowls, or wooden seats varnished or enameled so as to be nonabsorbent, or seats made of some nonabsorbent material attached directly to the bowls. No wooden wash trays or wooden kitchen sinks shall be permitted in such buildings. All plumbing connections hereafter made in [*tenement houses and hotels*] buildings shall be of standard lead, iron, steel or brass; and every gas and water service connection hereafter made shall be of steel or iron, and shall be equipped with cut-off valves placed outside of the building and such cut-off valves shall be readily accessible.

**215** Whenever any plumbing fixture becomes insanitary the department charged with the enforcement of this act is hereby empowered to order the same removed and to order that it be replaced by a fixture conforming to the provisions of this act.

**216** **\*\*SEC. 20. Plumbing connections and sanitation in dwellings:** In every dwelling hereafter erected, and in every dwelling now existing, all plumbing fixtures shall be properly trapped and vented and all such plumbing made sanitary in every particular. Water-closets hereafter installed shall have earthenware bowls and shall have earthenware seats, or seats made of some nonabsorbent material integral with the bowls, or wooden seats, enameled or varnished or otherwise made nonabsorbent, attached directly to the bowls. All connections shall be of standard lead, iron, steel or brass.

**217** No plumbing fixtures shall be enclosed with woodwork, but the space under and around the same must be left entirely open.

**218** **SEC. 45. Two means of egress for apartments, and guest rooms:** Every tenement house hereafter erected, three or more stories in height and in which there are three or more apartments on any one floor, [*and every hotel three or more stories in height and in which there are more than 5 guest*

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rooms on any one floor] shall be so designed and constructed that every apartment in such building [*or every guest room in a hotel*] shall have not less than two means of egress, either by stairways or fire escapes, constructed in accordance with the provisions of this act. Such means of egress shall be accessible from every apartment, [*or guest room in a hotel*] either directly or through a public hallway, and so located that should one egress be or become blocked, the other egress shall be available.

Note: See illustration on page 72.

**219** SEC. 46. **Stairways required:** Every tenement house [*and*  
T.-H. *every hotel two or more stories in height*] hereafter erected shall have not less than two stairways.

**220** Every fireproof tenement house [*or hotel*] hereafter erected  
T.-H. shall have not less than one stairway, not less than three feet six inches wide, for each six thousand square feet, or fractional part thereof, of floor area in any one floor above the first floor thereof.

**221** Every semifireproof tenement house [*or hotel*] hereafter  
T.-H. erected shall have not less than one stairway, not less than three feet six inches wide, for each four thousand square feet, or fractional part thereof, of floor area in any one floor above the first floor thereof.

**222** Every wooden tenement house [*or hotel*] hereafter erected  
T.-H. shall have not less than one stairway, not less than three feet six inches wide, for each three thousand square feet, or fractional part thereof, of floor area in any one floor above the first floor thereof.

Note: Paragraphs 220, 221, 222 refer to hotels of two or more stories in height.

**223** Every tenement house [*or hotel*] hereafter erected shall have  
T.-H. not less than one stairway leading from the outside to every basement or cellar thereof.

**224** SEC. 47. **Stairways, floor area in relation thereto:** The  
T.-H. largest floor area above the ground floor shall be used as the basis for computing the number of stairways required in every tenement house [*or hotel*] hereafter erected; provided, that if all floors above the largest floor area of the building are diminished in area, the stairway or stairways from that portion of the building containing a smaller area may be computed on the basis of the largest floor area in that portion of the building.

**225** SEC. 48. **Stairways, location of:** All stairways hereafter  
T.-H. constructed shall be located so as to furnish the best means of egress from the building, and shall be as far removed from each other as practicable, and shall be as follows:

Note: See illustration on page 72.

**226** Access to stairways shall be provided at every floor by means  
T.-H. of a public hallway, corridor, or passageway, and the public hallway, corridor, passageway and stairway from the ground exit level to the top story or roof shall be accessible at all times.



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**227** No stairway shall abut on more than one side of an elevator shaft, except on the lowest and topmost stories, provided that  
T.-H. the stairway is so located that it can be approached from the street entrance without passing by or in front of the open side of the said elevator shaft.

**228** No stairway shall be located over a steam boiler, gas meter or gas heater or furnace, unless such boiler, gas meter, gas  
T.-H. heater, or furnace be located in a room, the walls and ceiling of which are constructed as required for a boiler room by section sixty-three [paragraphs 285 to 288] of this act. No stairway leading from any other portion of the building shall terminate in or pass through a boiler room.

**229** SEC. 49. **Stairways, general requirements:** Every stair-  
T.-H. way hereafter constructed shall be as follows: have a rise of not more than eight inches and a run of not less than nine inches, without change in the run or rise between floors; and shall be provided with head room of not less than six feet six inches measured from the nearest nosing of the stairway to the nearest soffit.

**230** The depth of every landing in a stairway shall be not less  
T.-H. than the width of the stairway, and all treads shall be of equal width for every run of stairs, and shall not vary in width in the width of the stairs.

Note: Paragraph 230 prohibits circular or winding stairways.

**231** Stairways required by this act shall be continuous from the  
T.-H. ground floor level to the top story, *i. e.*, the flights of such stairways shall be constructed one directly above the other, or shall be constructed so that each flight shall be in plain view of each succeeding flight; provided, however, that half of the stairways from the upper floors may terminate at the second floor, in the event that the stairways from the first to the second floor be increased in width not less than fifty per cent.

**232** Every stairway shall have at least one handrail, and if the  
T.-H. stairway be five feet or more in width, shall have a handrail on each side thereof.

**233** The underside and soffits of wooden stairways and the out-  
T.-H. side stringers of open stairways, except outside stairways, in semifireproof and wooden tenement houses shall be metal lathed and plastered not less than three-quarters inch thick including the lath, or lathed with an approved plaster board and plastered not less than three-quarters inch thick including the plaster board.

**234** The width of stairways shall be measured in the clear of all  
T.-H. projections except the baseboards, and except that handrails and newel posts may project not more than four inches.

**235** SEC. 50. **Closets under stairs:** No closet of any kind shall  
T.-H. be constructed in any tenement house [*or hotel*] under any wooden stairway, but such space shall be kept entirely open, and be kept clean and free from all encumbrances; or such space shall be effectually closed with walls of studs, lathed and

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plastered, with no door or opening of any kind therein; provided, however, that the provisions of this section as to a closet under a stairway shall not apply to any tenement house [*or hotel*] not more than two stories in height, in which not more than two families live [*in a tenement house or in the case of a hotel in which there are not more than 5 guest rooms*] above the first floor thereof.

**236** SEC. 51. **Stairway, roof egress:** In every tenement house  
T.-H. [*or hotel*] hereafter erected more than two stories in height, the stairway nearest to the main entrance of the building shall be carried to the roof level and shall give egress to the roof through a penthouse or roof structure.

**237** In every such building not exceeding two stories in height  
T.-H. there shall be constructed a scuttle in the public hallway near the stairway. Such scuttle shall be not less than two feet by three feet in area, and shall be cut through the ceiling and roof.

**238** Penthouses over stairways shall be built either of fireproof  
T.-H. materials or of wood studs, lathed with metal lath or approved plaster board and plastered not less than three-quarters inch thick including the lath or plaster board on the inside and outside thereof; or such penthouses may be covered in the same manner and with the same kind of materials as required by this act for the doors from such penthouses.

**239** The door to the roof from a penthouse or roof structure shall  
T.-H. be self-closing and shall open outward to the roof, and shall be covered on both sides and edges with tin or other metal.

**240** The frames and trim of such door opening shall be similarly  
T.-H. constructed and all glass in such door shall be wired glass not less than one-fourth inch thick.

**241** Every tenement house [*or hotel*] of more than two stories  
T.-H. in height, erected prior to the passage of this act, shall have in the roof a penthouse or a scuttle, which scuttle shall be not less than two feet by three feet in area, located in the ceiling of a public hallway. There shall be provided a stairway or a stationary ladder, leading from the top floor of such tenement house [*or hotel*] to the roof thereof. Such stairway or stationary ladder shall be made readily accessible to all the tenants of the building. No scuttle or penthouse door shall at any time be locked with a key, but may be fastened on the inside by a movable bolt or lock.

**242** SEC. 52. **Public hallway measurements:** Public hallways,  
T.-H. landings and corridors from stairways shall be of the same width and measured in the same manner as the stairways, as provided in section fifty [*paragraph 234*] hereof.

**243** SEC. 53. **Fire escapes required:** On every tenement house  
T.-H. hereafter erected more than two stories in height, which contains more than three apartments, [*and on every hotel hereafter erected more than two stories in height*] there shall be provided at least one fire escape. If such tenement house [*or*

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*hotel*] exceeds three thousand square feet of floor area on any one floor above the second floor thereof, such building shall be provided with one additional fire escape for each four thousand square feet of floor area or fractional part thereof.

**244** Fire escapes required by this act shall be of one of the  
T.-H. following types:

**245** Type 1. Metallic throughout and fastened securely to the  
T.-H. exterior walls of the building, with a balcony at each story above the first story thereof, with inclined stairways connecting all balconies and a goose-neck ladder connecting the topmost balcony to the roof. The lowest balcony of such fire escape to be not more than fourteen feet above the street or ground level directly under the same.

**246** All metallic balconies shall be not less than forty-four inches  
T.-H. in width nor less than thirty-three square feet in area. The stairway openings therein shall be not less than twenty-one inches wide and forty inches in length. The balcony balustrade shall be not less than thirty-four inches high, with no opening in such balustrade greater than eight inches in horizontal dimension.

**247** There shall be no opening greater than one inch in width  
T.-H. in a fire escape balcony platform, except the stair well opening.

**248** There shall be no opening greater than one inch in width  
T.-H. in the lowest fire escape balcony platform, except that there be attached a counterbalanced or permanent ladder reaching to the street or ground below.

**249** Every balcony platform shall be fastened to the outside walls  
T.-H. of the building by building in and anchoring to such walls the balcony platform and the balustrade framing, or by securely bolting same thereto. Every balcony shall be supported by brackets, braces, or struts fastened to or built in and anchored to the walls.

**250** The inclined stairways shall be not less than eighteen inches  
T.-H. in width and placed in no part nearer than twenty-one inches from the face of the wall. Such inclined stairways shall have an inclination of not less than four inches and not more than six inches horizontally to each twelve inches of vertical height. The treads shall be not less than four inches wide, placed not more than twelve inches apart. Each side of such stairways shall be provided with a handrail not less than one inch in diameter fastened to the stair stringers and continued around the well hole openings of balcony platform.

**251** The goose-neck ladder shall be not less than fifteen inches  
T.-H. wide and extend vertically from the topmost balcony to three feet above the fire wall or roof above, and then be brought down and fastened to the inside face of the fire wall or to the roof. The rungs of the goose-neck ladder shall be not less than five-eighths inch round iron or steel, placed not more than fourteen inches apart. The goose-neck ladder shall be securely braced and fastened to the outside wall, and in no case shall such ladder pass in front of any opening in the wall to the

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interior of the building. The cornice opening for the passage of such ladder shall be not less than twenty-four inches in width and twenty-four inches in the clear outside of the ladder.

**252**  
T.-H. Such fire escape shall be framed and riveted or bolted together in a solid, substantial manner and properly supported, braced and fastened to the outside walls so as to be rigid, durable and secure and carry the loads imposed.

**253**  
T.-H. All metallic fire escapes shall be painted with not less than two coats of good, durable paint; or such fire escapes may be galvanized.

Note: See illustration on pages 77-78.

**254**  
T.-H. Type 2. Metallic ladders and stairways conforming to the provisions set forth for type one and with reinforced concrete or iron or steel fireproofed balconies, with fastenings of similar materials. Such balconies to measure the full size inside of balustrades. Floor openings and well holes provided and protected similarly to the requirements for metallic balconies.

**255**  
T.-H. Type 3. **Spiral chute tower fire escape:** Any type of an enclosed approved metallic spiral fire escape which consists of a rigid form of an inclined chute or chutes constructed entirely of incombustible material; securely attached to the outside walls of the building; provided with proper means of ingress thereto from the building and egress therefrom at the bottom; having means enabling firemen to reach the roof thereby from the ground; equipped with standpipes; painted the same as provided for metallic fire escapes; and satisfactory to the department charged with the enforcement of this act as being solid, substantial and durable and as fireproof in construction, and providing at least as safe and efficient means of escape from the building for the occupants thereof, and furnishing all the protection and utility of the metallic fire escapes described as "type one" in this act.

**256**  
T.-H. Type 4. **Fire and smoke towers:** Fire and smoke towers, consisting of a fire escape stairway not less than twenty inches in width, constructed of reinforced concrete, iron or steel, or a combination of these materials; and in all other details as required in this act for metallic fire escape stairways; said stairways being continuous the full height of the building from the first floor exit level to the roof, and with handrails on each side thereof the full length of same. Such stairways to be constructed at a point adjoining the exterior walls of the building and be entirely enclosed with walls of brick, terra cotta tile, concrete or reinforced concrete not less than twelve inches thick; such walls to be continuous from the basement up to and extending three feet above the roof of the building, with no covering of any kind over same, and with no openings in the walls of such tower into the building. The enclosing walls of such tower not to be used to carry or support any floor joist, beam, girder or other structural feature of the building, nor to be chased for any pipe, conduit or other purpose; to



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have an exit from the enclosure at the first floor line opening directly to a street or yard, and having an entrance by means of an outside balcony at each floor, such balconies to have a solid floor and in all other details and kind of materials to be as in this act required for metallic fire escape balconies. The balconies to be located and arranged to connect with a door opening from a public hallway in the interior of the building and with a door opening leading from the balcony to the tower, such door opening from the building to the balcony and from the balcony to the tower to be not less than thirty inches wide by seventy-two inches high and be equipped with metal-lined doors and with a frame and threshold of such door openings constructed of fireproof materials.

Note: See Illustration on page 76.

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**Type 5. Fire and smoke tower:** A fire and smoke tower in every way similar to "type four" of this section, except that instead of the outside balcony there be built a vestibule with enclosing walls continuous with and of the same kind of materials and of the same thickness as the enclosing walls of the fire tower; that the vestibule opening be direct from a public hallway and be equipped with metal-lined doors. The vestibule floor to be of masonry construction. The enclosure to have an opening at each floor through the exterior wall of the building, such opening to extend from the floor to the ceiling and be not less in width than three-fourths of the width of the tower, said opening to be protected with an open metallic balustrade similar to that specified for metallic fire escape balconies.

Note: See Illustration on page 76.

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**SEC. 54. Fire and smoke tower and stairway combined:** In any tenement house [or hotel] hereafter erected in which there is constructed a fire escape of "type four" or "type five," as prescribed in this act, such fire escape may be used and constructed as a stairway and a fire escape combined; provided, that there is at least one other stairway or one other fire escape constructed in accordance with the provisions of this act, in the said building.

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**SEC. 55. Fire escapes, location of:** Every fire escape required by this act shall be located on the building so as to furnish the best means of escape therefrom for the occupants, and at least one such fire escape shall be located on a street front. Every fire escape shall have egress thereto from a public hallway or passageway not less than three feet wide, or such fire escapes in lieu of being located on a public hallway, shall be so located that each apartment [*in a tenement house and each guest room in a hotel*] has direct egress thereto without passing through another apartment, [*or room in a hotel*] or if a public parlor, public lobby or similar room is connected directly with the public hall, corridor or passageway through a clear and unobstructed opening, without doors, then



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egress may be had thereby to a fire escape. Signs both pointing towards and marking the locations of fire escapes shall be placed on each floor.

Note: See illustration on page 72.

**260** **SEC. 56. Fire escape, floor area in relation thereto:** The largest floor area above the second floor shall be used as a basis for computing the number of fire escapes required by this act; provided, that if all floors above the largest floor area are diminished in size, the number of fire escapes from that portion of the building containing the smaller area may be computed on the basis of the largest floor area in that portion of the building.

**261** **SEC. 57. Fire escapes, general requirements:** All parts of each balcony platform of a fire escape shall be designed to carry, in addition to the dead load thereof, a live load of one hundred pounds per square foot over the entire area thereof (using outside dimensions) and the live and dead loads from the ladders or stairs supported thereon.

**262** Each ladder shall be designed to withstand a horizontal pressure of one hundred pounds per square foot.

**263** Each stairway shall be designed to carry, in addition to the dead load thereof, a live load of one hundred fifty pounds per square foot of horizontal projection.

**264** Top rails of balcony balustrades shall be designed to withstand a horizontal pressure of one hundred pounds per lineal foot of railing.

**265** Each balcony shall be independently supported.

**266** All fastenings of fire escape balconies to the building shall be designed to carry twenty-five per cent greater load than the total dead and live loads carried by the balconies. The balcony anchorage shall be direct to the structural steel or iron members of the balustrades and platforms extended into the walls and anchored into the structural work of the building.

**267** The level of the inside sill of the door or window giving access to a fire escape balcony or the balcony floor shall be not more than thirty inches above the adjoining floor in the building. Every such door or window opening shall be not less than twenty-nine inches in clear width, nor less than fifty-eight inches in height.

Note: See illustration on pages 77-78.

**268** Where double-hung windows are used in such openings, the lower sash shall be at least the size of the upper sash and shall slide to the top of such opening. Any lock used on any such window shall be of a type which can be readily opened from the interior of the building without the use of a key or other tool.

**269** **SEC. 58. Fire escapes, maintenance of:** Every fire escape in or on tenement houses [or hotels] hereafter erected, or in or on tenement houses [or hotels] erected prior to the passage

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of this act, shall at all times be maintained in good order and repair, well painted and clear and unobstructed at all times, and be readily accessible.

**270**  
T.-H. **SEC. 59. Exterior standpipes:** On every tenement house [or hotel] hereafter erected four or more stories in height, there shall be provided one or more metallic standpipes. Each such standpipe shall be not less than four inches in internal diameter, and shall have a Siamese inlet valve near the sidewalk or the ground directly under same, and an outlet valve at each story above the first story and on the roof.

**271**  
T.-H. One such standpipe shall be placed on or in the exterior walls of the building at one fire escape on each street frontage, and the outlet valves shall be readily accessible from the balconies of the fire escape.

**272**  
T.-H. The inlet and outlet valves on every standpipe shall be threaded and brought to a size which will meet the standard connections of the local fire department of the municipality in which such tenement house [or hotel] is being erected.

**273**  
T.-H. The standpipes required by this section need not be installed in any tenement house [or hotel] which is situated where there is no running water and where it is not practicable or possible to obtain water for efficient use of such standpipes in case of fire, until such time as it is practicable and possible to obtain running water; and the department charged with the enforcement of this act shall decide whether or not it is possible or practicable to obtain running water.

**Note:** It is advisable for the fire department to require that all standpipes, after installation, be subjected to a satisfactory test of hydrostatic pressure of not less than 300 pounds to the square inch.

**274**  
T.-H. **SEC. 60. Shafts, elevator, dumb-waiter:** In every fireproof tenement house [or hotel] hereafter erected, every elevator shaft, dumb-waiter shaft or other interior shaft shall be enclosed in walls constructed of concrete, reinforced concrete, brick, terra cotta tile or other similar hard incombustible materials, or shall be constructed of metal studs lathed either with metal lath or an approved plaster board and plastered on both sides so as to make a solid partition not less than two inches thick.

**275**  
T.-H. In every semifireproof or wooden tenement house [or hotel] hereafter erected, every such shaft shall be inclosed by walls constructed as provided by this act for fireproof tenement houses, or such walls may be constructed with wood studs, with wood firestops the same size as the studs, cut in between the studs at each floor and half way between each floor, lathed on both sides with metal lath or an approved plaster board and be plastered not less than three-quarters inch thick including the lath or the plaster board.

**276**  
T.-H. Every opening from any shaft into the building shall be equipped with a metal door and with door frame and trim entirely of metal; or such door and door frame shall be constructed of wood covered with metal on the shaft side thereof

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and if there is any glass therein, such glass shall be wired glass not less than one-fourth ( $\frac{1}{4}$ ) inch thick. Every door or window therein shall be made to close tight, and every door except elevator doors therein shall be self-closing.

- 277 Every window in such shaft shall be of wired glass, not less  
T.-H. than one-fourth ( $\frac{1}{4}$ ) inch thick, set in a metal sash or a sash metal covered on the shaft side thereof. At the roof over every elevator shaft there shall be constructed a ventilating skylight or a ventilator with open louvres.

- 278 SEC. 61. "Vent shafts:" In every tenement house [*or*  
T.-H. *hotel*] hereafter erected every vent shaft shall be enclosed with walls constructed the same as required by this act for elevator shaft in the same class of building. Such vent shafts may, in a semifireproof or wooden tenement house, [*or hotel*] be lined on the outside thereof (weather side) with metal in lieu of metal lath and plaster; also, that portion of such shaft extending from the ceiling joists to the top thereof may be lined with metal in the same manner as is required for the weather side of such vent shaft.

- 279 Every opening from any vent shaft into the building or any  
T.-H. window therein, shall be equipped in the same manner as required by this act for elevator shafts in the same class of building.

- 280 Plaster on the weather side of any such shaft shall be cement  
T.-H. plaster.

- 281 Every vent shaft required by this act shall be not less than  
T.-H. four feet in any direction and be at least sixteen square feet in area. If such vent shaft exceeds fifty feet in height, measured from the bottom to the top of the walls of such shaft, then such vent shaft shall throughout its entire height be increased in area three square feet for each additional ten feet or fractional part thereof above fifty feet.

- 282 Every such vent shaft shall be provided with an air intake or  
T.-H. duct at or near the bottom thereof, communicating with the street or yard or a court. Such intake shall be not less than three square feet in total area, and may be divided into not more than three separate ducts running between the joists or otherwise, and shall in all cases be placed as nearly horizontal as possible. Every such intake or duct shall be constructed of approved fireproof material or shall be of metal or metal lined, and be provided with a wire screen of not less than one inch mesh at each end. Plumbing, gas, steam or other similar pipes may be placed in such vent shaft.

- 283 Every such vent shaft shall have a door or a window at or  
T.-H. near the bottom of the shaft, so arranged as to permit of its being readily cleaned out.

Note: Ample allowance should be made in the rough framing so that the finished shaft and intakes will not be less than the minimum dimensions allowed.

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**284** SEC. 62. **Inner court walls:** The walls of every inner court  
T.-H. in a fireproof tenement house [*or hotel*] hereafter erected shall be constructed of concrete, reinforced concrete, brick, terra cotta tile or other similar hard incombustible material. In a semifiireproof or in a wooden tenement house [*or hotel*] such inner court walls, if surrounded on four sides by the walls of the same building, shall be constructed as provided for fireproof tenement houses, or may be of wood studs, with wood fire stops the same sizes as the studs, cut in between the studs at each floor and half way between each floor, lathed on both sides with metal lath, or an approved plaster board, and be plastered not less than three-quarters inch thick including the lath or the plaster board. Plaster on the weather side of such inner court walls shall be cement plaster, or such inner court walls may be lined on the weather side with not less than the number twenty-six (gauge) metal, in lieu of metal lath and plaster.

**285** SEC. 63. **Boiler and furnace rooms:** In every tenement  
T.-H. house [*or hotel*] hereafter erected, every boiler used for purposes of heating the building, using fuel other than gas, and every heating furnace or water-heating apparatus, using oil for fuel, shall be installed in a room, the walls of which room shall be built of concrete, reinforced concrete, brick, stone or terra cotta tile, not less than six (6) inches thick, and such walls shall extend from the floor of the boiler room to the ceiling over same. The entire ceiling of such room shall be built of similar materials as the walls, or shall be built with a double ceiling, with a space not less than seven-eighths inch between the two ceilings; each ceiling shall be metal lathed or lathed with an approved plaster board and be plastered not less than three-quarters inch thick, including the lath or plaster board. The floor of a boiler room shall be of concrete not less than two (2) inches thick.

**286** Any door in the wall of such room shall be a fire-resisting  
T.-H. door, constructed of three (3) thicknesses of seven-eighths ( $\frac{7}{8}$ ) inch by not more than six (6) inches, tongued and grooved, matched redwood boards entirely covered on the sides and edges with lock-jointed tin; every such door shall be self-closing, so hung as to overlap the walls of the room at least three (3) inches, and any glass in any such door or any glass in any window or opening in the walls of a boiler room shall be wired glass, not less than one-fourth ( $\frac{1}{4}$ ) inch thick, set in a metal or metal covered sash.

**287** All such doors shall have hinges, hangers, latches and other  
T.-H. hardware of wrought iron, bolted to the doors, and shall have steel tracks, when sliding doors are used, with wrought-iron stops and binders bolted through the wall. Swinging doors shall have wall eyes of wrought-iron, built into or bolted through the wall.



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**288** Every such boiler room shall have a sill across each door not  
**T.-H.** less than four (4) inches high. Such sill shall be of masonry,  
 and the doors shall overlap same at least three (3) inches, or  
 in lieu of a masonry sill a steel or iron sill may be used, in  
 which case the bottom of the door shall close tight on top of  
 same. Every swinging door in a boiler room shall open out-  
 ward from the boiler room.

**289** Where oil or other fluid fuel is burned, the oil or other fluid  
**T.-H.** fuel shall not be fed by a gravity flow.

**SEC. 64. Automobile storage room in tenement houses:**  
**290** In every tenement house hereafter erected any portion of such  
**T.** building, in which there is kept or stored any automobile or  
 automobiles, shall be a room, the enclosing partitions of which  
 shall be built of concrete, reinforced concrete, brick, stone or  
 terra cotta tile, not less than six (6) inches thick, or may be  
 of wood studs lined on the automobile storage room side with  
 redwood boards not less than seven-eighths ( $\frac{7}{8}$ ) of an inch  
 thick covered with asbestos paper one-eighth ( $\frac{1}{8}$ ) of an inch  
 thick, and then covered with No. 26 (gauge) galvanized iron,  
 and such enclosing partitions shall extend from the floor of  
 the room to the ceiling of the same. The entire ceiling of such  
 room shall be built of material similar to that used in the  
 construction of its walls, or shall be either metal lathed and  
 be well plastered or be lathed with an approved plaster board  
 and be well plastered. The floor of every such room shall be  
 of concrete not less than two (2) inches thick.

**291** Every door, window or other opening in the walls of such  
**T.** room, opening to the interior of the building, shall be protected  
 in the same manner as required by section sixty-three [*para-*  
*graphs 286-287*] hereof for doors, windows and other openings  
 in a boiler room.

Note: Public automobile garages, machine shops, and automobile  
 repair shops are prohibited in tenement houses. See paragraph 328.

**\*SEC. 60. Automobile storage room or garage in hotels:**  
**292** In every hotel hereafter erected any portion of such building  
**H.** in which there is kept or stored any automobile or automobiles  
 shall be a room enclosed in partitions which shall be built of  
 concrete, reinforced concrete, brick, stone or terra cotta tile,  
 not less than six inches thick. Such enclosing partitions shall  
 extend from the floor of the room to the ceiling of the same.  
 The entire ceiling of such room shall be built of material  
 similar to that in the construction of its walls or shall be  
 either metal lathed or be lathed with an approved plaster  
 board and be well plastered, and if any portion of the building  
 is used as a public automobile garage, or automobile repair  
 shop, or machine shop the ceiling thereof shall be constructed  
 either of masonry, or of a double ceiling metal lathed or lathed  
 with an approved plaster board and be well plastered, there  
 shall be left a space between the ceilings of not less than six  
 inches measured vertically. The lower ceiling shall be sus-  
 pended with iron or steel channels. In each case each of the



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ceilings shall be plastered not less than three-quarters of an inch thick including the lath or the plaster board. The floor of such room shall be of concrete not less than two inches thick. Every door, window or other opening in the walls of such room opening to the interior of the building shall be protected in the same manner required by section fifty-nine [*paragraphs 286-287*] hereof for doors, windows and other openings in a boiler room.

*Note: The construction differs from the requirements in tenement houses; also differs when the room is used for a public automobile garage, machine shop or automobile repair shop.*

**\*SEC. 61. Exhaust draft ventilation in hotels:** In every  
293 hotel hereafter erected the water-closet compartments, bath,  
H. toilet or slop-sink rooms, kitchens, sculleries, pantries or other  
rooms in which food is stored or prepared, public dining rooms,  
laundries, barber shops, Turkish baths, general amusement,  
entertainment or reception rooms, and rooms used for similar  
purposes and general utility rooms, in lieu of being provided  
with windows, as in this act prescribed, may be provided with  
a fan exhaust system of ventilation. Such fan exhaust system  
of ventilation shall consist of independent inlet ducts, extend-  
ing from the outer air to each such room or compartment and  
exhaust ducts extending from each such room or compartment  
to the outer air above the highest roof of the building.

294 All of the inlet ducts and exhaust ducts shall be constructed  
H. of galvanized iron or other smooth surfaced, nonabsorbent  
material and so arranged that they may be readily cleaned out.

The exhaust ducts shall always be connected to an exhaust  
295 fan mechanically operated, so designed and operated as to pro-  
H. vide a complete change of air in not to exceed fifteen minutes  
for each room used for the following purposes: kitchens; pan-  
tries or other rooms used for cooking, storing or preparing of  
food; barber shops; Turkish baths; laundries; general amuse-  
ment, entertainment, reception or dining rooms, or rooms used  
for similar purposes; general utility rooms; and the said fan  
exhaust system of ventilation shall be so designed and operated  
as to provide a complete change of air in not to exceed five  
minutes for each room used for the following purposes: water-  
closets; shower compartments; bath, toilet or slop-sink rooms  
or sculleries.

Any person in charge of a building in which a system of  
296 fan exhaust ventilation, as in this section is required, who  
H. fails, neglects or refuses to operate and maintain the said  
system of ventilation in good order and repair so that the  
ventilation (complete change of air) herein specified is pro-  
vided in each of the rooms or compartments at all times, shall  
be deemed guilty of a misdemeanor and subject to all of the  
penalties fixed by this act.

*Note: The use of fan exhaust draft ventilation is limited to rooms and compartments used for certain purposes only.*

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**297** \*SEC. 62. **Dormitories in hotels:** Every dormitory here-  
H. after constructed, altered, or converted in any hotel shall be  
as follows:

(a) In no one dormitory shall there be provided sleeping  
**298** accommodations for more than twenty adult persons, nor shall  
H. the superficial floor space for each person be less than required  
by section sixty-five [*paragraph 309*] hereof.

(b) The ceiling height, measured from the finished floor to  
**299** the finished ceiling, shall in no case be less than nine feet in  
H. the clear, and in no case shall there be permitted in such  
dormitory more than one tier of beds; provided, however, that  
in a dormitory in which the clear ceiling height is not less than  
eighteen feet measured between the finished floor to the finished  
ceiling thereof, a double tier of beds may be permitted, *i. e.*,  
one tier above the other, provided that in no event shall there  
be less than three feet of clear vertical space between the beds,  
nor less than three feet in any horizontal direction between any  
of the beds, nor less than one foot of clear space between the  
floor of the room and the under side of the first tier of beds.

(c) In every dormitory there shall be provided windows  
**300** opening onto a street, or onto a yard or court of the dimen-  
H. sions specified in this act and located on the same lot. The  
window area shall in no case be less than one-eighth of the  
superficial floor area in the dormitory, and in the event that  
a double tier of beds are provided, the said window area shall  
be doubled.

(d) The frames of beds in every dormitory shall be made  
**301** of steel or iron or of some similar hard, smooth, incombustible  
H. and nonabsorbent material.

(e) In every dormitory there shall be provided not less than  
**302** one water-closet in a separate compartment, not less than one  
H. urinal in a separate compartment, and not less than one shower  
in a separate compartment, and not less than one wash-sink,  
for each twenty persons or fractional part thereof occupying  
the said dormitory.

(f) Every dormitory in a hotel erected prior to the passage  
**303** of this act shall be made to conform to the provisions of  
H. subsection "(a)" [*paragraph 298*] of this section.

Note: This section includes the so-called cheap rooming and lodging  
houses, which are frequently nothing more than large storerooms or  
lofts equipped with bunks or cots, rented out to transients.

**304** SEC. 65. **Rooms, hallways, additional:** In any tenement  
T.-H. house [*or hotel*] erected prior to the passage of this act, every  
additional room or hallway that is hereafter constructed or  
created, may be of the same height as the other rooms or  
hallways on the same story of such tenement house [*or hotel*].

**305** SEC. 66. **Rooms, hallways, ventilation of in existing build-**  
T.-H. ings: Every room in a tenement house [*or hotel*] erected  
prior to the passage of this act shall, if the said room be  
hereafter occupied for living or sleeping purposes, have a  
window of an area not less than eight square feet, opening

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directly upon a street, a yard, a court or upon a vent shaft not less than twenty-five square feet in area, which vent shaft shall in no part be less than four feet wide and open and unobstructed, without roof or skylight over same; except that if such room be located on the top floor of the building, such room may be ventilated by a skylight with fixed louvers directly to the outer air, or may have a window opening upon a vent shaft not less than ten square feet in area, if such window from the room be not more than three feet below the top of the wall of such vent shaft.

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T.-H.

Every public hallway in every tenement house [*or hotel*] erected prior to the passage of this act, which does not conform to the provisions for public hallways in buildings hereafter erected, shall be provided with light and ventilation to the outer air. Such light and ventilation shall be provided by the placing of windows or skylights, or by making such alterations as in the judgment of the housing department may be deemed necessary to accomplish the result.

307

T.-D.

SEC. 67. **Cooking, sleeping, living—where prohibited:** It shall be unlawful for any person to cook or to prepare food, or to permit or suffer any person to cook or to prepare food in any bath, shower, slop-sink or toilet room, water-closet compartment [*in any tenement house or dwelling*]; or in any closet, or recess from a room, or dressing room, [*in a tenement house*] which does not conform to all the provisions of this act as to size of kitchens and windows opening to a street, yard or court, or in any other place in such buildings which, in the judgment of the department charged with the enforcement of this act, is detrimental to the proper sanitation of such buildings.

308

H.

\*SEC. 65. Food shall not be cooked or prepared in any room [*in a hotel*] except in a kitchen designed for that purpose. Floors of kitchens and rooms in which food is stored [*in a hotel*] shall be made impervious to rats by a layer of concrete not less than one and one-half inches thick or by a layer of sheet tin or iron or similar material.

309

T.-H.-D.

It shall be unlawful for any person to live or sleep, or permit or suffer any person to live or sleep in any cellar, bath or shower compartment or slop-sink room, water-closet compartment, hallway, closet, kitchen, [*in a tenement house, hotel or dwelling*] recess from a room or dressing room, [*in a tenement house or hotel*] except when such recess from a room or dressing room has not less than ninety square feet of superficial floor area and complies with every other requirement of this act for rooms, [*in tenement houses or hotels*] or in any other place [*in tenement houses, hotels, or dwellings*] which, in the judgment of the department charged with the enforcement of this act, would be dangerous or prejudicial to life or health by reason of want of light, windows, ventilation, drainage, or on account of dampness or offensive, obnoxious or poisonous odors.

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or in any room that shall be so overcrowded as to afford less than the following floor space for each occupant, in accordance with the age of the said occupant:

Number of persons over 12 years of age		Number of persons under 12 years of age	Superficial floor area required
1 or -----	2 -----	60 square feet	
2 or -----	4 -----	120 square feet	
3 or -----	6 -----	180 square feet	
4 or -----	8 -----	240 square feet	
5 or -----	10 -----	300 square feet	
6 or -----	12 -----	360 square feet	

Additional floor area in the same ratio shall be provided for additional persons.

**310** SEC. 68. **Artificial illumination:** In every tenement house  
T.-H. [*or hotel*] there shall be installed and kept burning from sunrise to sunset throughout the year artificial light sufficient in volume to properly illuminate every public hallway, stairway, fire escape egress, elevator, passageway, public water-closet compartment, or toilet room, whenever there is insufficient natural light to permit a person to read in any part thereof.

**311** In every tenement house [*or hotel*] there shall be installed  
T.-H. and kept burning from sunset to sunrise throughout the year artificial light sufficient in volume to properly illuminate every public hallway, stairway, fire escape egress, elevator, public water-closet compartment, or toilet room and exterior passageway on the lot.

**312** SEC. 69. **Painting:** The walls and ceilings of every sleep-  
T.-H. ing room in every tenement house [*or hotel*] shall (except when there is sufficient natural light to permit a person to read in any part thereof during daytime) be calcimined or painted or papered with a light-colored material, and such calcimine, paint or paper, as the case may be, shall be renewed as often as is necessary to maintain the same of a light color and clean and free from vermin.

**313** The walls of courts and shafts, unless built of light-colored  
T.-H. materials, shall be painted of a light color or whitewashed, and such painting or whitewashing shall be renewed as often as is necessary to maintain the same of a light color.

**314** SEC. 70. **Repapering:** No wall, partition or ceiling of any  
T.-H.-D. room in any tenement house [*hotel or dwelling*] shall be repapered, calcimined, or have any other covering placed thereupon unless the old wall paper or other covering shall have first been removed therefrom, and the said wall, partition or ceiling cleaned, disinfected and freed from bugs, insects or vermin.



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SEC. 71. **Repairs and drainage of tenement houses—hotels:** Every tenement house [*or hotel*] shall be maintained in good repair. The roofs shall be kept waterproof and all storm or casual water properly drained and conveyed therefrom to the street sewer, storm drain or street gutter.

315  
T.-H.

All portions of the lot about a tenement house, [*or hotel*] including the yard, areaways, vent shafts, courts and passageways, shall be properly graded and drained; and whenever the department charged with the enforcement of this act deems it necessary for the protection of the health of the occupants of such building, or for the proper sanitation of the premises, it may require that the said lot, yards, areaways, vent shafts, courts and passageways be graveled or properly paved and surfaced with concrete, asphalt or similar materials.

316  
T.-H.

**\*\*SEC. 23. Repairs, drainage, sanitation of dwellings:**

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D. Every dwelling shall be maintained in good repair. The roofs shall be kept waterproof and all storm or casual water properly drained and conveyed therefrom to the street sewer, storm drain or street gutter.

318  
D. Every water-closet, bathtub, sink, slop-hopper or other similar plumbing fixture shall at all times be kept clean, sanitary and in good working order.

SEC. 72. **Mosquito screening:** There shall be provided, whenever it is deemed necessary for the health of the occupants of any tenement house [*hotel or dwelling*] or for the proper sanitation or cleanliness of any such building, metal mosquito screening of at least sixteen mesh, set in tight-fitting removable sash, for each exterior door, window or other opening in the exterior walls of the building.

319  
T.-H.-D.

SEC. 73. **Garbage and ash receptacles in tenement houses:** In every tenement house there shall be provided by the occupants, or tenants, such number of tight metal receptacles with close-fitting metal covers for garbage, refuse, ashes and rubbish as may be deemed necessary by the department charged with the enforcement of this act, or in lieu of such metal receptacles there may be constructed a garbage chute or shaft approved by the housing department. Each of said receptacles shall be kept in a clean condition by the occupants, or tenants and in the case of a chute or shaft by the person in charge or in control of the building.

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**\*SEC. 71. Garbage and ash receptacles in hotels:** In every hotel there shall be provided such number of tight metal receptacles with close-fitting metal covers for garbage, refuse, ashes and rubbish as may be deemed necessary by the department charged with the enforcement of this act, or in lieu of such metal receptacles there may be constructed a garbage chute or shaft approved by the housing department. Each of said receptacles, chutes or shafts shall be kept in a clean condition by the person in charge or in control of the building.

321  
H.

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**\*\*SEC. 25. Garbage and ash receptacles in dwellings:**

- 322** There shall be provided by the occupant or tenant for each dwelling a tight metal receptacle, with close-fitting metal cover, for garbage, refuse, ashes and rubbish as may be deemed necessary by the department charged with the enforcement of this act. The receptacles shall be kept in a clean condition by the occupants or tenants.

**323** **SEC. 74. Cleanliness:** Every room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door, carpet, rug, matting, window curtain, water-closet compartment or room, toilet room, bathroom, slop-sink, or wash-room, plumbing fixture, drain, roof, closet, cellar, or basement in any tenement house [*hotel or dwelling*] or on the lot, yard, court or any of the premises thereof, shall be kept in every part clean and sanitary and free from all accumulation of debris, filth, rubbish, garbage or other offensive matter.

**324** No person shall, or cause or permit any person to, deposit any swill, garbage, bottles, ashes, cans or other improper substances in any water-closet, sink, slop-hopper, bathtub, shower, catch-basin, or in any plumbing fixture connection or drain therefrom; or otherwise to obstruct the same; or to place or cause or permit to be placed any filth, urine or other foul matter in any place other than the place provided for same; or to keep or cause or permit to be kept any urine or filth or foul matter in any room or apartment in any tenement house, [*hotel or dwelling*] or in or about the said building or premises thereof, for such length of time as to create a nuisance.

**325** **SEC. 75. Beds and bedding, towels:** In every tenement house, [*or hotel*] every part of every bed, including the mattress, sheets, blankets and bedding, shall be kept in a clean, dry and sanitary condition, free from filth, urine or other foul matter, in or upon the same: and free from the infection of lice, bedbugs or other insects.

**326** \*No roller or public towel shall be permitted [*in a hotel*] and the bed linen shall be changed at least as often as a new guest occupies the bed.

Note: Paragraph 326 applies to hotels only. However, the following paragraph from Chapter 745, "Cal. Statutes of 1917," would apply to the common use of a towel in a public place in tenement houses. "Section 1. No person, firm or corporation conducting, operating, having charge of, or control of, any hotel, restaurant, factory, store, barber shop, office building, school, public hall, railroad train, railway station, boat, or any other public place, room or conveyance, shall maintain or keep in or about any such place any towel for common use."

**327** **SEC. 76. Dangerous and combustible articles prohibited:** In no tenement house [*or hotel*] or any part thereof, or in the lot, yard, court or any portion thereof, shall there be kept, stored or handled any article dangerous or detrimental to life or to the health of the occupants thereof; nor shall there be stored, kept or handled any feed, hay, straw, excelsior, cotton, paper stock, rags or junk, except upon a written permit so to do, obtained from the fire commissioner or other department

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authorized to issue such permit. Every such permit shall be deemed to be a public record, made in duplicate, and a copy thereof shall remain on file in the office of the fire commissioner or department issuing same.

- 328**  
T.-H. **SEC. 77. Certain businesses and animals prohibited in tenement houses and hotels:** No horse, cow, calf, swine, sheep, goat, rabbit, mule or other animal, chicken, pigeon, goose, duck or other poultry shall be kept in any tenement house [*or hotel*] or any part thereof: nor shall any such animal or poultry, nor shall any stable be kept or maintained on the same lot, yard, court or premises of a tenement house [*or hotel*] or within twenty feet of any window or door or such building, nor shall there be hereafter constructed, altered, converted or maintained in any tenement house any public automobile garage or machine shop, or automobile repair shop.

Note: Public automobile garages, machine shops and automobile repair shops are prohibited in tenement houses but not in hotels. However, it is advisable, due to the danger involved, to either exclude these businesses from hotels or at least confine them to fireproof buildings.

- 329**  
T. No bakery or place of business in which fat is boiled shall be constructed or maintained in any tenement house, unless such bakery or place of business in which fat is boiled is constructed of approved fireproof materials, with no openings connecting into the tenement house, and so separated and arranged as to prevent odors from entering such building.

Note: Paragraph 329 applies to tenement houses only.

- 330**  
T.-H. No tenement house [*or hotel*] shall be connected with or have any door, window or transom opening to any part of a building wherein spirituous liquors, drugs, paint or oil are stored or kept for the purpose of sale or otherwise.

Note: Paragraph 330 does not apply to hotels in so far as spirituous liquors, and drugs are concerned.

- 331**  
D. **\*\*SEC. 27. Certain animals prohibited in dwellings:** No horse, cow, calf, swine, sheep, goat, rabbit, mule or other animal, chicken, pigeon, goose, duck or other poultry shall be kept in any dwelling house or any part thereof: nor shall any such animal or poultry, nor shall any stable, be kept or maintained within twenty feet of any window or door of such building.

- 332**  
T.-H. **SEC. 78. Janitor or housekeeper:** In every tenement house in which eight (8) or more families reside, [*or hotel in which there are 8 or more guest rooms*] and in which the owner does not live, there shall be a janitor, housekeeper or other responsible person, who shall reside in such tenement house [*or hotel*] or on the same lot or premises thereof and have charge of same.

- 333**  
T.-H.-D. **SEC. 79. Restraining order:** In case any tenement house, [*hotel or dwelling*] or any part thereof, is constructed, altered, converted or maintained in violation of any provisions of this act or of any order or notice of the department charged with

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its enforcement, or in case a nuisance exists in any such tenement house [*hotel, dwelling*] or building or structure, or upon the lot on which it is situated, said department may institute any appropriate action or proceeding to prevent such unlawful construction, alteration, conversion or maintenance, to restrain, correct or abate such violation or nuisance, to prevent the occupation of said tenement house, [*hotel, dwelling,*] building or structure, to prevent any illegal act, conduct or business in or about such tenement house [*hotel, dwelling,*] or lot. In any such action or proceeding said department may, by affidavit setting forth the facts, apply to the superior court, or to any judge thereof, for an order granting the relief for which said action or proceeding is brought, or for an order enjoining all persons from doing or permitting to be done any work in or about such tenement house, [*hotel, dwelling,*] building, structure or lot, or from occupying or using the same for any purpose, until the entry of final judgment or order. In case any notice or order issued by said department is not complied with, said department may apply to the superior court or to any judge thereof, for an order authorizing said department to execute and carry out the provisions of said notice or order, to remove any violation specified in said order or notice, or to abate any nuisance in or about such tenement house, [*hotel, dwelling,*] building or structure, or the lot upon which it is situated. The court, or any judge thereof, is hereby authorized to make any order specified in this section. In no case shall the said department or any officer thereof or the municipal corporation be liable for costs in any action or proceeding that may be commenced in pursuance of this act.

**334** SEC. 80. **Fine is a lien:** Every fine imposed by judgment  
T.-H.-D. under section six [*paragraph 15*] of this act upon a tenement house [*hotel or dwelling*] owner shall be a lien upon the house in relation to which the fine is imposed, from the time of the filing of a certified copy of said judgment in the office of the recorder of the county in which said tenement house [*hotel or dwelling*] is situated, subject only to taxes and assessments and water rates, and to such mortgage and mechanics' liens as may exist thereon prior to such filing; and it shall be the duty of the department charged with the enforcement of the provisions of this act, upon the entry of such judgment, to file forthwith the copy as aforesaid, and such copy upon filing shall be forthwith indexed by the recorder in the index of mechanics' liens.

**335** SEC. 81. **Notice of pendency:** In any action or proceeding  
T.-H.-D. instituted by the department charged with the enforcement of this act, the plaintiff or petitioner may file, in the county recorder's office of the county where the property affected by such action or proceeding is situated, a notice of the pendency of such action or proceeding. Said notice may be filed at the time of the commencement of the action or proceeding, or at any time afterwards before final judgment or order, or at any



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number.

time after the service of any notice or order issued by said department. Such notice shall have the same force and effect as the notice of pendency of action provided for in the Code of Civil Procedure. Each county recorder with whom such notice is filed shall record it and shall index it in the name of each person specified in a direction subscribed by an officer of the department instituting such action or proceeding. Any such notice may be vacated upon the order of a judge of the court in which such action or proceeding was instituted or is pending. The recorder of the county where such notice is filed is hereby directed to mark such notice, and any record or docket thereof as canceled of record, upon the presentation and filing of a certified copy of such order.

336  
T.—H.

**SEC. 82. Owner to file data:** Every owner of a tenement house [*or hotel*] and every lessee of the whole house, or other person having control of a tenement house, [*or hotel*] shall file in the housing department a notice, containing his name and address, and also a description of the property, by street and number and otherwise, as the case may be, in such manner as will enable the department charged with the enforcement of this act easily to find the same; and also the number of apartments in each house, the number of rooms in each apartment, and the number of families occupying the apartments [*in a tenement house, and the number of rooms in a hotel.*] In case of a transfer of any tenement house, [*or hotel*] it shall be the duty of the grantee of said tenement house [*or hotel*] to file in the housing department a notice of such transfer, stating the name of the new owner, within thirty days after such transfer. In case of the devolution of the said property by will, it shall be the duty of the executor and the devisee, if more than twenty-one years of age, and in the case of devolution of such property by inheritance without a will, it shall be the duty of the heirs, or in case all the heirs are under age, it shall be the duty of the administrator of the deceased owner of said property, to file in said department a notice, stating the death of said owner and the names of those who have succeeded to his interests, within thirty (30) days after the death of the decedent, in case he died intestate, and within thirty days after the probate of his will, if he died testate.

**Note:** See suggested form of application for a permit of occupancy, page 81.

337  
T.—H.

**SEC. 83. Agent's name:** Every owner, agent or lessee of a tenement house [*or hotel*] shall file in the housing department a notice containing the name and address of such agent of such house, for the purpose of receiving service of process, and also a description of the property, by street and number or otherwise, as the case may be, in such manner as will enable the department charged with the enforcement of this act easily

Paragraph  
number.

to find the same. The name of the owner or lessee may be filed as agent for this purpose.

Note: See suggested form of application for a permit of occupancy, page 81.

338

T.-H.

SEC. 84. **Names and addresses accessible:** The names and addresses filed in accordance with sections eighty-two and eighty-three [paragraphs 336-337] hereof shall be indexed by the housing department in such a manner that all of those filed in relation to each tenement house [or hotel] shall be together and readily ascertainable. Said indices shall be public records, open to public inspection during business hours.

339

T.-H.-D.

SEC. 85. **Time of service:** Every notice or order in relation to a tenement house [hotel or dwelling] shall be served five days before the time for doing the thing in relation to which it shall have been issued.

340

T.-H.-D.

SEC. 86. **Method of service:** In any action brought by any department charged with the enforcement of this act in relation to a tenement house, [hotel or dwelling,] for injunction, vacation of the premises or other abatement of nuisance, or to establish a lien thereon, it shall be sufficient service of summons to serve the same as notices and orders are served under the provisions of the Code of Civil Procedure.

341

T.-H.-D.

SEC. 87. **Minimum requirements for protection declared; inconsistent statutes repealed:** The provisions of this act shall be held to be the minimum requirements adopted for the protection, the health and the safety of the community, and for the protection, the health and the safety of the occupants of tenement houses [hotels and dwellings]. Nothing in this act contained shall be construed as prohibiting the local legislative body of any incorporated town, incorporated city, incorporated city and county, or county, from enacting, from time to time, supplementary ordinances or laws imposing further restrictions, or providing for fees to be charged for permits, certificates, or other papers required by this act; but no ordinance, law, regulation or ruling of any municipal department, authority, officer or officers, shall repeal, amend, modify or dispense with any of the provisions of this act.

342

T.-H.-D.

All statutes of the state and all ordinances of incorporated towns, incorporated cities, incorporated cities and counties, and counties, as far as inconsistent with the provisions of this act are hereby repealed; provided, that nothing in this act contained shall be construed as repealing or abrogating any present law or ordinance of any incorporated town, incorporated city, incorporated city and county, or county in the state which further restricts the percentage of the lot to be covered by a tenement house, [hotel or dwelling] the number of stories or height of such tenement house [or hotel] or number of apartments [or rooms] therein, the occupation thereof, the materials to be used in [their] its construction, or increas-

Paragraph  
number.

ing the size of the yards or courts, the floor space to each person occupying a room, the requirements as to sanitation, ventilation, light and protection against fire.

Nothing in this act contained shall be construed as abrogating, diminishing, minimizing or denying the power of any  
 343 T.-H.-D. incorporated town, incorporated city, incorporated city and county, or county, by ordinance or law, to further restrict the percentage of the lot to be covered by a tenement house [*hotel or dwelling*] within said municipality, the number of stories or height of such tenement house [*or hotel*] or number of apartments [*or rooms*] therein, the occupation thereof, the materials to be used in [*their*] its construction, or increasing the size of the yards or courts, the floor space to each person occupying a room, the requirements as to sanitation, ventilation, light and protection against fire.

SEC. 88. **Validity of each separate section, sentence,**  
 344 T.-H.-D. **clause, etc.:** If any section, subsection, sentence, clause or phrase of this act is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this act. The legislature hereby declares that it would have passed this act, and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional.

345 SEC. 89. **Effective date:** This act shall take effect and be  
 T.-H.-D. in force from and after September 1, 1917.

346 SEC. 90. **Repeal of former tenement house act:** The act  
 T. entitled "An act to regulate the building and occupancy of tenement houses in incorporated towns, incorporated cities, and cities and counties, and to provide penalties for the violation thereof and repealing an act entitled 'An act to regulate the building and occupancy of tenement houses in incorporated towns, incorporated cities, and cities and counties, and to provide penalties for the violation thereof' approved April 16, 1909, statutes of California of 1909, page 948," approved April 10, 1911, statutes of California, 1911, page 860, and approved June 13, 1913, statutes of California, 1913, page 737, and approved May 29, 1915, statutes of California, page 952, and all acts amendatory thereof are hereby repealed.

347 SEC. 88. **Repeal of former hotel and lodging house act:**  
 H. "An act to regulate the building and occupancy of hotels and lodging houses in incorporated towns, incorporated cities, and cities and counties, and to provide penalties for the violation thereof," approved June 16, 1913, statutes of California of 1913, page 1429, and all acts amending said act, are hereby repealed.





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# ILLUSTRATIONS, FORMS

AND

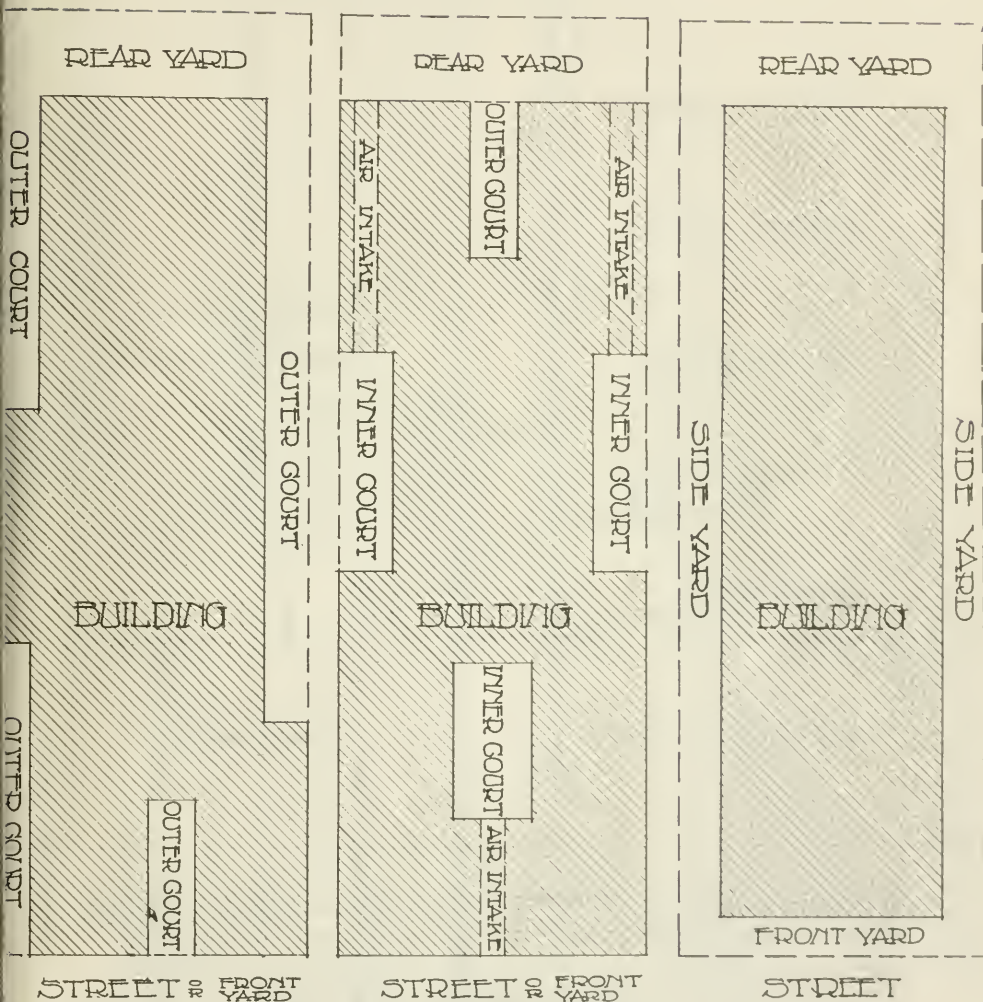
## HANDY TABLES.

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The following Illustrations, Forms, and Handy Tables are merely suggestive and explanatory of the Laws.

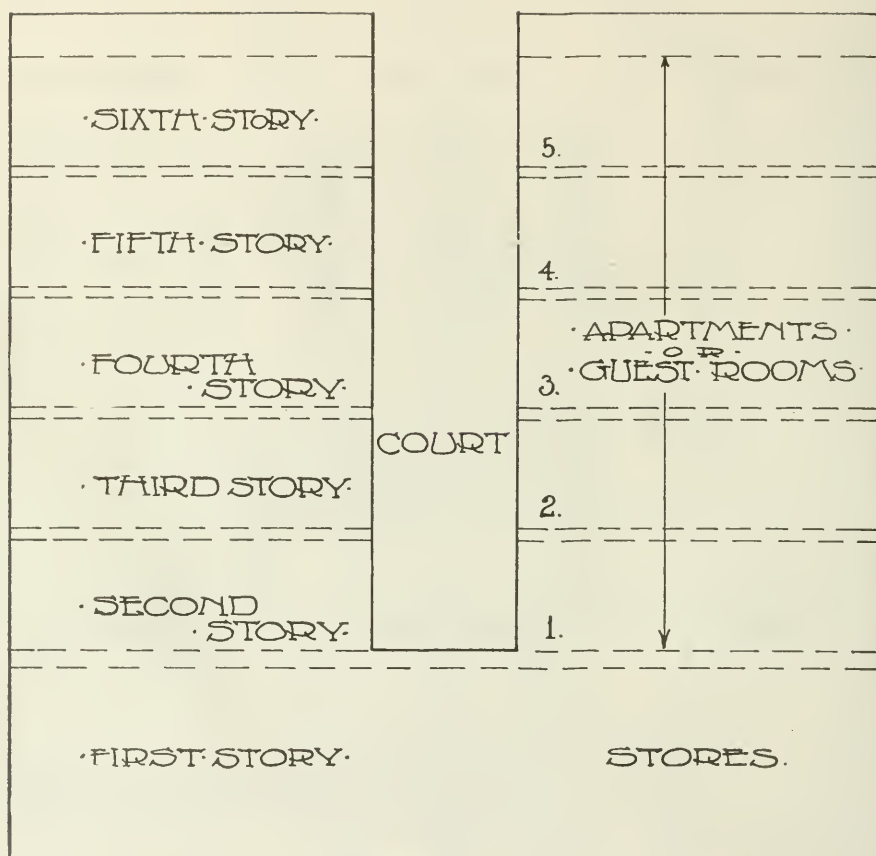
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· ILLUSTRATING SOME OF THE MOST  
· COMMONLY USED TYPES OF INNER-  
· COURTS, OUTER-COURTS & YARDS.

(Paragraphs 45, 46, 79, 80.)

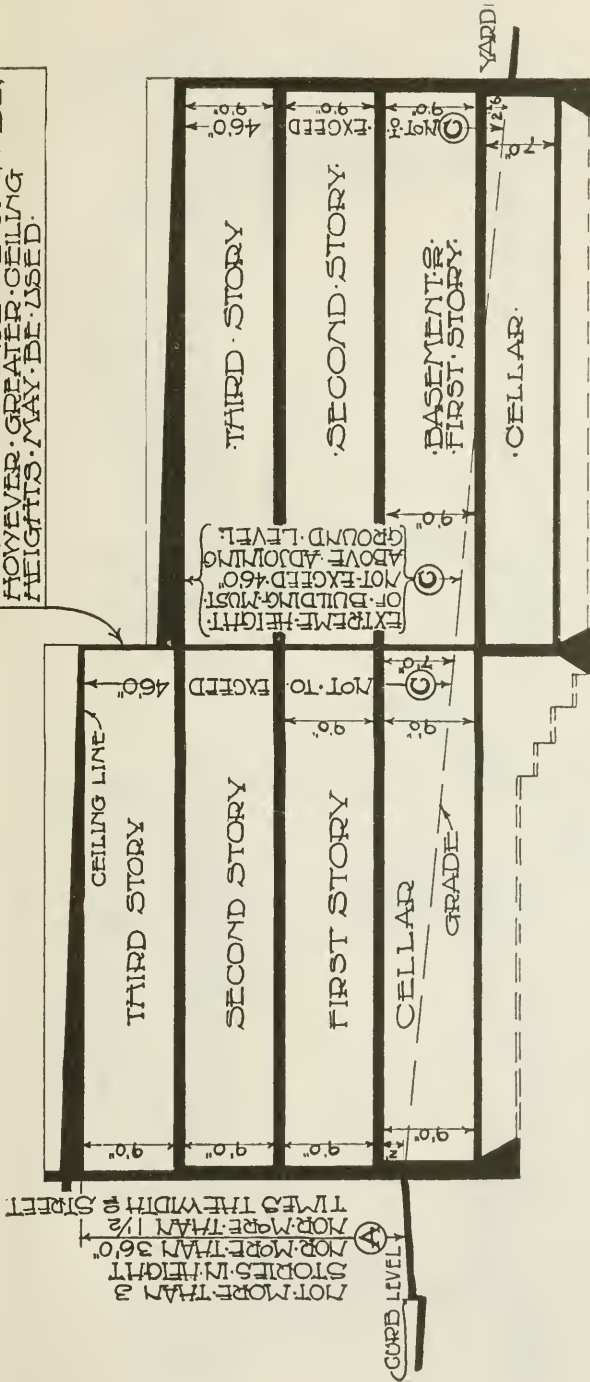


ILLUSTRATING THE METHOD OF MEASURING THE MINIMUM WIDTH OF COURT, FIXED BY HEIGHT OF BUILDING BASED ON FULL NUMBER OF STORIES MEASURED UPWARD FROM A INCLUDING THE LOWEST STORY CONTAINING AN APARTMENT OR GUEST ROOM.

(Paragraphs 103, 105, 106.)



(Paragraphs 83 to 88.)



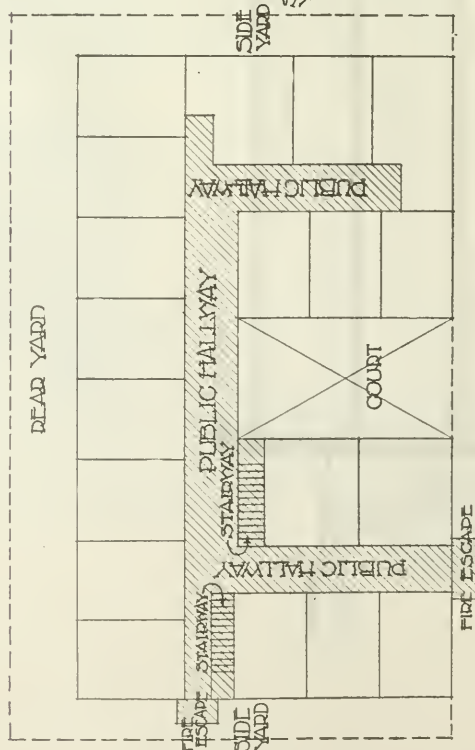
ILLUSTRATING METHOD OF MEASURING HEIGHT OF A WOODEN BUILDING SITUATED ON A LOT SLOPING DOWNWARD FROM THE STREET.

A FIRE PROOF BUILDING IS MEASURED FROM THE CURB LEVEL OR ADJOINING GROUND LEVEL TO HIGHEST POINT OF ROOF AND MUST NOT EXCEED 150' NOR MORE THAN 1½ TIMES THE WIDTH OF THE STREET.

- MEASUREMENTS FOR A FIRE PROOF BUILDING ARE SIMILAR EXCEPT THAT:
  - (A) NOT MORE THAN 6 STORIES, NOR MORE THAN 65' NOR MORE THAN 1½ TIMES THE WIDTH OF STREET.
  - (B) NOT OVER 6 STORIES PERMITTED.
  - (C) NOT TO EXCEED 75'.

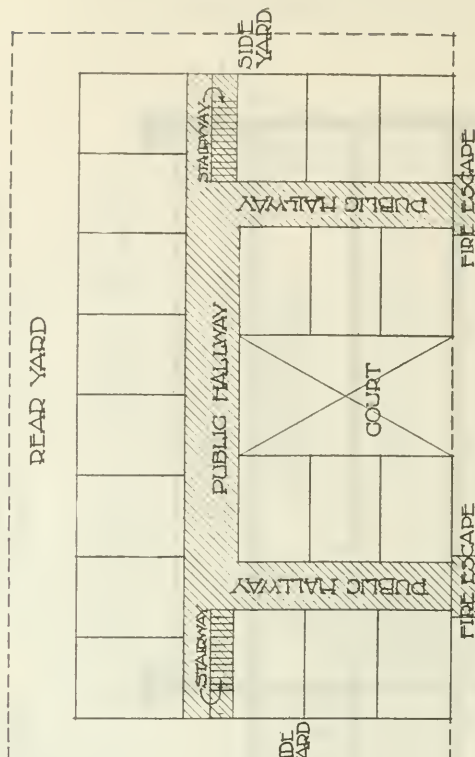
WHEREFORE BUILDINGS MUST BE STEPPED DOWN AT THIS POINT TO FOLLOW THE SLOPE OF GRADE, HOWEVER GREATER CEILING HEIGHTS MAY BE USED.

THE WRONG WAY.



(A) ILLUSTRATING AN INCORRECT METHOD OF GROUPING STAIRWAYS AND FIRE ESCAPES AND LIGHTING OF PUBLIC HALLWAYS USING A TYPICAL TENEMENT HOUSE OR HOTEL FLOOR PLAN.

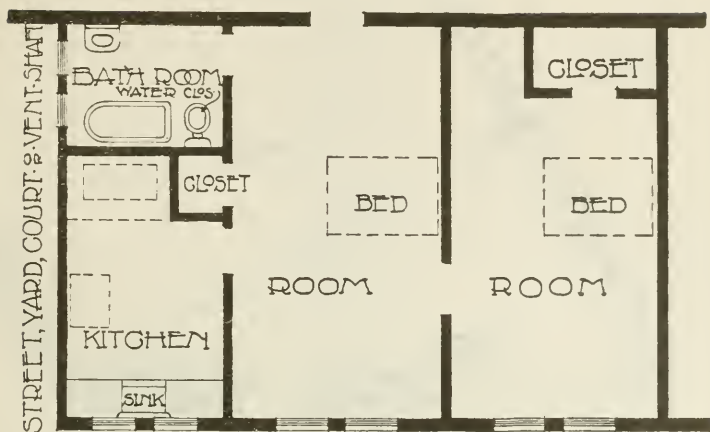
THE RIGHT WAY.



(B) ILLUSTRATING ONE OF VARIOUS SIMPLE METHODS TO CORRECT CONDITIONS SHOWN IN (A) BY PROVIDING TWO MEANS OF EGRESS FOR EACH ROOM OR APARTMENT; ALSO PROPER LIGHTING OF PUBLIC HALLWAYS.

(Paragraphs 174, 175, 218, 225, 226, 259.)

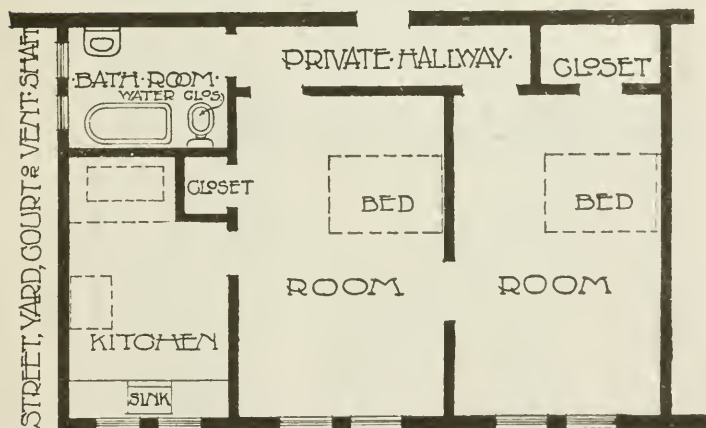
THE WRONG WAY.  
PUBLIC HALLWAY



STREET, YARD · OR · COURT.

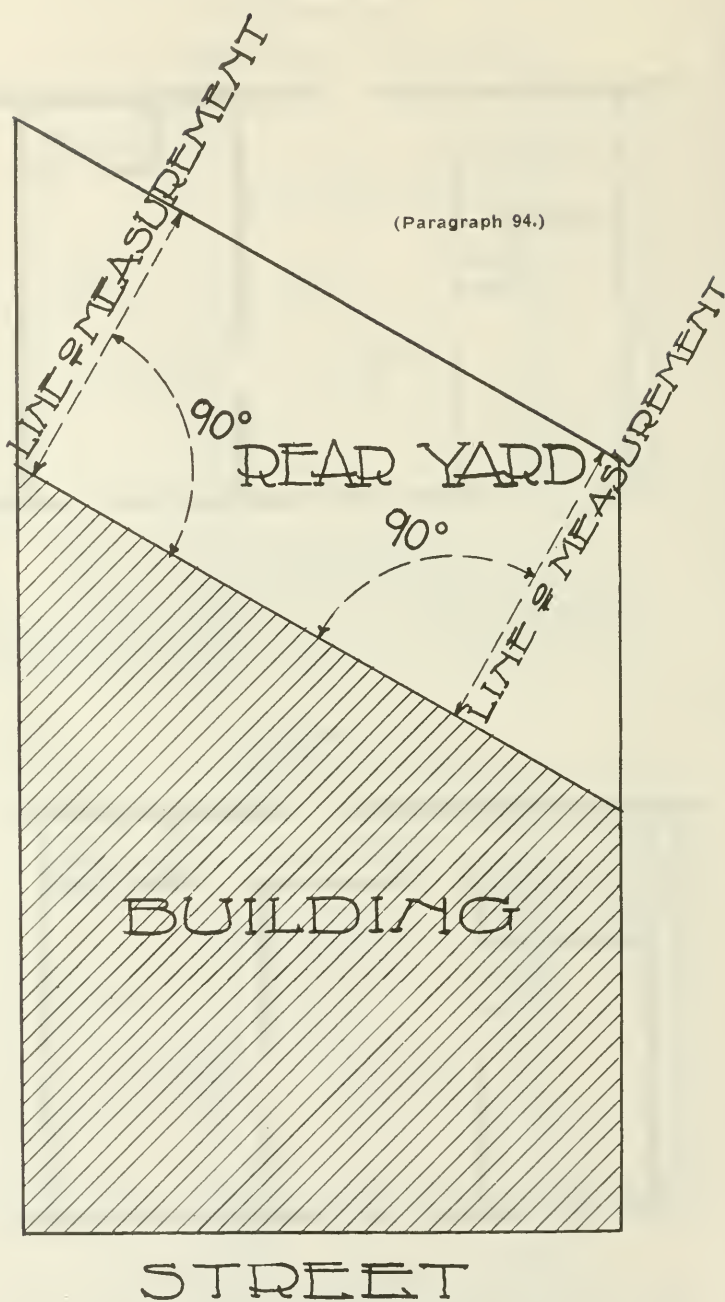
(A) ILLUSTRATING AN APARTMENT  
DESIGNED INCORRECTLY BECAUSE  
IT DOES NOT PROVIDE PRIVACY.

THE RIGHT WAY.  
PRIVATE HALLWAY



STREET, YARD · OR · COURT.

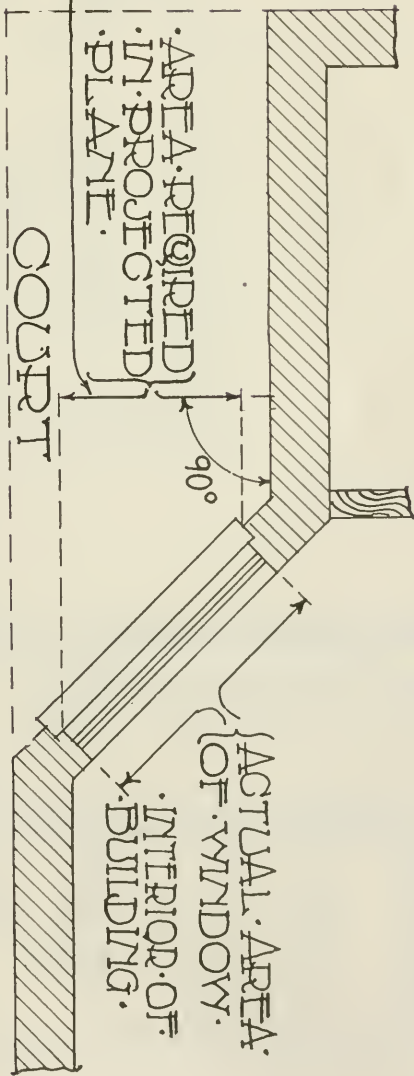
(B) ONE OF VARIOUS SIMPLE METHODS  
TO CORRECT CONDITIONS SHOWN  
IN (A) PROVIDING FOR PRIVACY BY  
MEANS OF PRIVATE HALLWAY.



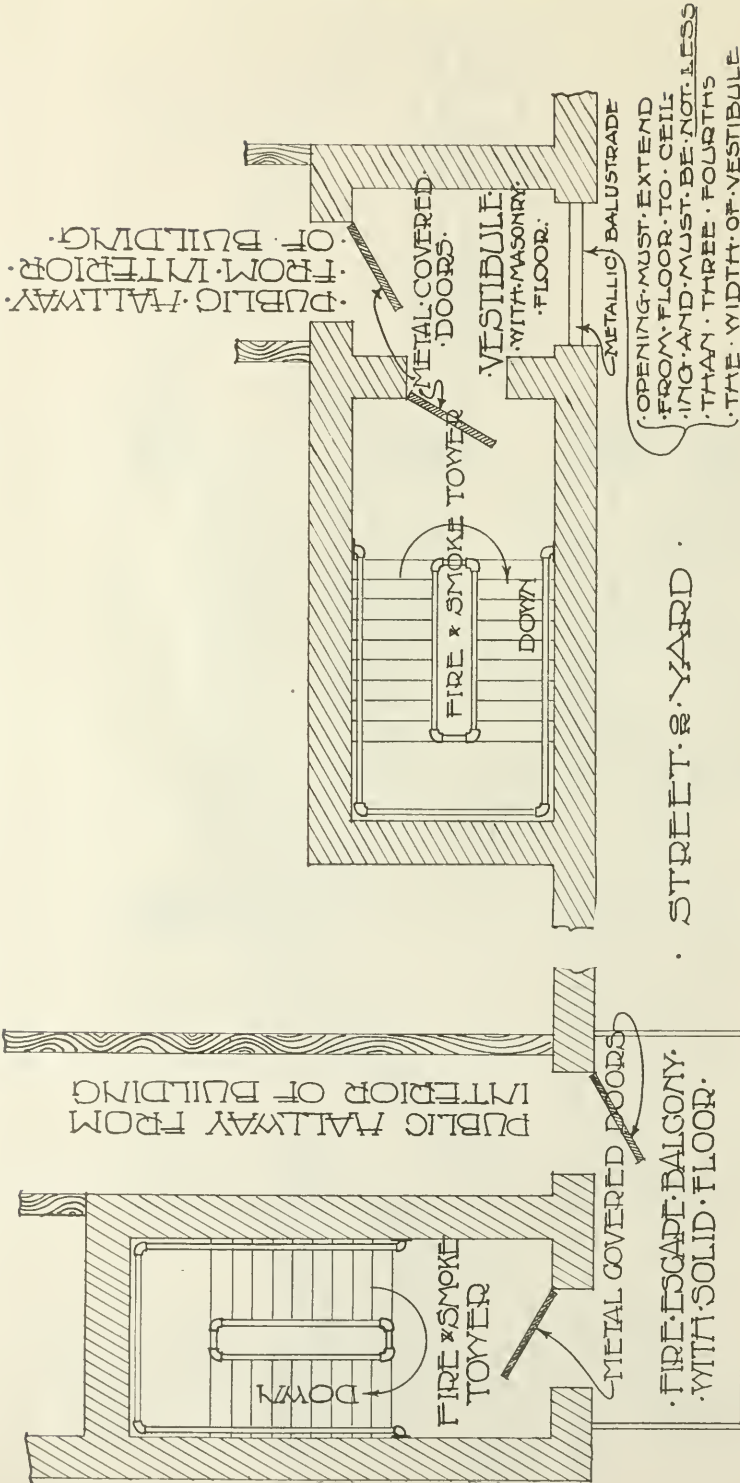
ILLUSTRATING METHOD OF  
MEASURING REAR YARD  
OF AN IRREGULAR LOT



IN FIGURING AREA  
OF SUGA WINDOW  
THE SIZE THEREOF  
MUST BE DETERMINED  
IN PROJECTED PLANE.

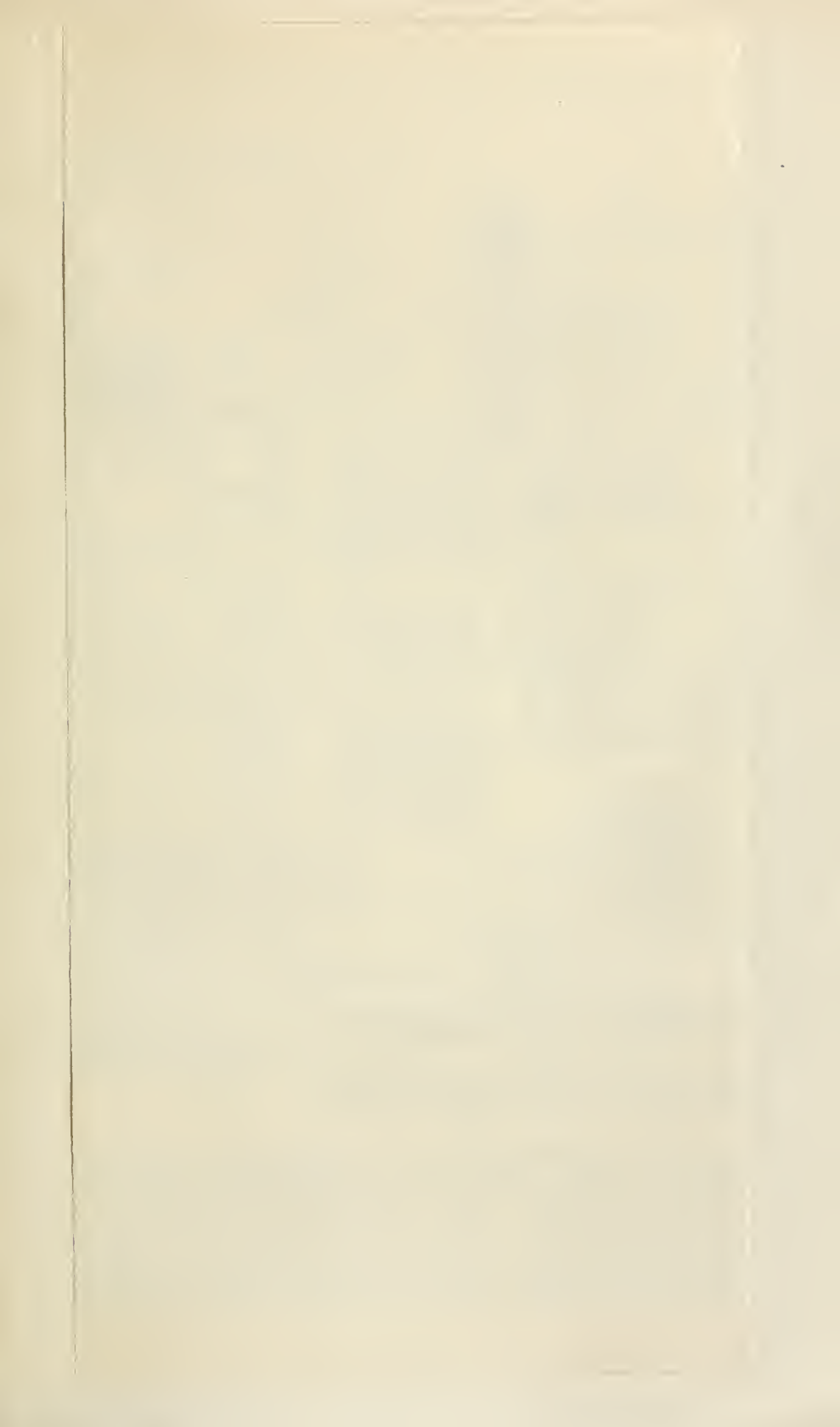


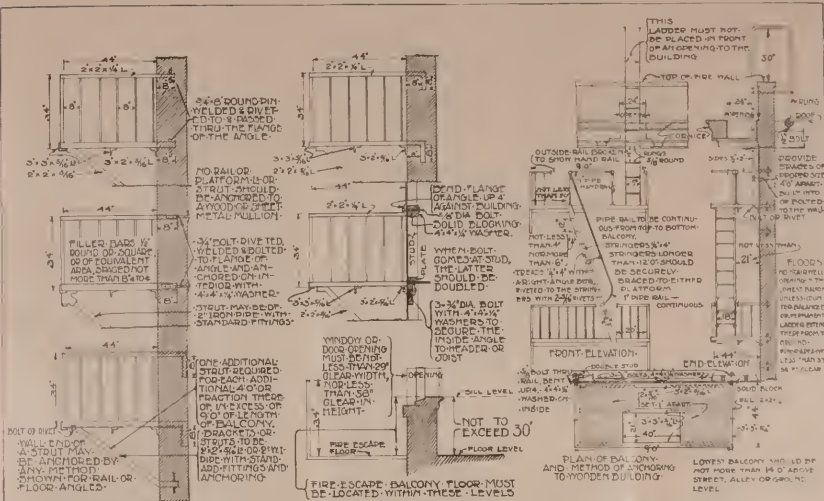
ILLUSTRATING A METHOD OF DETERMINING  
THE REQUIRED WINDOW AREA WHEN  
WINDOW IS LOCATED IN COURT WALL WHICH  
IS NOT AT RIGHT ANGLES TO ADJOINING  
COURT WALLS.



ILLUSTRATING TWO DESIGNS OF FIRE AND SMOKE TOWERS. SEE SEC. 53, TYPES 4 & 5, TENEMENT HOUSE ACT FOR DETAILED SPECIFICATIONS.

(Paragraphs 256, 257.)





ILLUSTRATING ONE METHOD OF CONSTRUCTING AND ANCHORING A TYPE OF FIRE ESCAPE FREQUENTLY ERECTED AND WHICH CONFORMS TO TYPE #1, SEC. 53, TENEMENT HOUSE ACT. HOWEVER, THE SIZE OF METALLIC MEMBERS SHOWN, EXCEPT THOSE SPECIFICALLY FIXED BY SAID ACT, MAY BE VARIED PROVIDED THAT THEY ARE CAPABLE OF SUSTAINING THE DEAD AND LIVE LOADS REQUIRED BY SAID ACT. FIRE ESCAPES MUST BE GALVANIZED & PAINTED 2 COATS OF DURABLE PAINT.



## Suggested Forms of Applications.

No. -----

BUILDING DEPARTMENT.

NOTICE OF COMPLETION

----- (a) -----, Cal., -----, 191--  
 Notice is hereby given that the ----- (b) ----- Building, for which  
 Building Permit No. ----- was issued, located at and known as  
 No. ----- Street, this city, is now completed. You  
 are hereby requested to make the necessary inspection and to issue the  
 Certificate of Final Completion.

Mr. ----- No. ----- Street  
 (Owner) (Address)

SUGGESTIONS: Size, 4 inches by 6½ inches, made in duplicate, bound in books  
 of 100.

- (a) Print name of city.  
 (b) Use rubber stamp, "Tenement House" or "Hotel."  
 This form may be varied for alterations, etc.

No. -----

HOUSING OR HEALTH DEPARTMENT

APPLICATION FOR A PERMIT OF OCCUPANCY

----- (a) -----, Cal., -----, 191--  
 You are hereby requested to issue the Permit of Occupancy for the  
 building located at and known as No. ----- Street,  
 this city. The said building will be used for a ----- (b) -----  
 It contains (total number) ----- rooms, ----- apartments of  
 ----- rooms each, arranged to accommodate ----- families; also  
 contains ----- guest rooms. The other rooms are to be used for  
 ----- (c) ----- The building is ----- stories in height, and  
 is a ----- (d) ----- building.

The owner's name is Mr. -----  
 and his address is No. ----- Street.

The agent's or lessee's name is Mr. -----  
 and his address is No. ----- Street.

I hereby certify that all of the above matters are true. The building  
 above referred to will be conducted and maintained in accordance with the  
 provisions of the State ----- (e) ----- Act.

(Sign here) -----  
 (Owner or authorized agent)

SUGGESTIONS: Size, 8 inches by 11 inches.

- (a) Print name of city.  
 (b) Use rubber stamp, "Tenement House" or "Hotel."  
 (c) Write in the use of rooms, for instance, "2 stores, 1 boiler room, 1 general  
 utility room."  
 (d) Use rubber stamp, "Fireproof" or "Semifireproof" or "Wooden."  
 (e) Use rubber stamp, "Tenement House" or "Hotel and Lodging House."  
 If the size suggested is used much additional information may be requested on the  
 reverse side—information that may be of value for comparison when the permit  
 of occupancy is renewed.  
 This form may be varied for hotels.  
 This form may be used also for the requirements prescribed in paragraphs 339-340,  
 State Housing Manual.

**Suggested Forms of Permits and Certificates.**

No. _____
BUILDING DEPARTMENT.
_____
CERTIFICATE OF FINAL COMPLETION
_____
----- (a) -----, Cal., -----, 191--
<p>THIS CERTIFIES that the ----- (b) ----- Building, located at and known as No. ----- Street, this city, has been inspected and found to comply with all of the provisions of the State ----- (c) ----- Act.</p> <p>Note: Make application to the housing or health department for a Permit of Occupancy.</p>
BUILDING DEPARTMENT.
By -----
(Title) (d)

**SUGGESTIONS:** Size, 4 inches by 6½ inches, made in duplicate, bound in books of 100.

- (a) Print name of city.
- (b) Use rubber stamp, "Tenement House" or "Hotel."
- (c) Use rubber stamp, "Tenement House" or "Hotel and Lodging House."
- (d) Print official's title.

No. _____
HOUSING OR HEALTH DEPARTMENT
_____
PERMIT OF OCCUPANCY
_____
----- (a) -----, Cal., -----, 191--
<p>THIS CERTIFIES that the building located at and known as No. ----- Street, this city, may be occupied as a ----- (b) ----- in accordance with the provisions of the State ----- (c) ----- Act.</p> <p>Note: This permit must be renewed each calendar year.</p>
HOUSING OR HEALTH DEPARTMENT.
By -----
(Title) (d)

**SUGGESTIONS:** Size, 4 inches by 6½ inches, made in duplicate, bound in books of 100.

- (a) Print name of city.
- (b) Use rubber stamp, "Tenement House" or "Hotel."
- (c) Use rubber stamp, "Tenement House" or "Hotel and Lodging House."
- (d) Print official's title.

## Suggested Form of Building Permit.

No. -----

## BUILDING DEPARTMENT

## BUILDING PERMIT

----- (a) -----, Cal., ----- 191--

Permission is hereby granted to

Mr. -----, Owner, and

Mr. ----- Contractor,

to ----- (b) ----- at

No. ----- Street, this city.

All work done by virtue of this permit must conform to the plans and specifications and application filed in the Building Department and the provisions of the State Tenement House Act, State Hotel and Lodging House Act, or State Dwelling House Act, which apply to the said building or work, as the case may be. The provisions of the building and housing ordinances of the city of ----- (c) ----- must also be conformed to.

BUILDING DEPARTMENT.

By -----  
Title (d)

SUGGESTIONS: Size 5½ inches by 8 inches, made in duplicate, bound in books of 100.

(a) Print name of city.

(b) Write in the purpose of the permit: for instance, "erect a 3-story semireproof tenement house."

(c) Print name of city.

(d) Print official's title.

This form may be varied, and may have added blank lines for the cost of the building, the amount of fees collected, etc.

## Suggested Form of Application for Building Permit.

CITY OF -----(a)-----

BUILDING DEPARTMENT.

APPLICATION FOR A PERMIT.

Application is hereby made for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to all provisions of the state laws and city ordinances applicable thereto. The plans, drawings and specifications accompanying this application are made a part hereof.

1. Description of property on which proposed building is to be situated; in the case of an existing building, description of property on which it is situated. { Lot ----- Block -----  
Tract -----  
No. ----- Street -----
2. Purpose of building -----(b)----- Class -----(c)-----
3. Number of apartments ----- Number of families -----  
Number of guest rooms ----- Total number of rooms -----
4. Owner's name -----
5. Owner's address -----
6. Architect's name -----
7. Architect's address -----
8. Contractor's name -----
9. Contractor's address -----
10. Entire cost of proposed building or work \$-----
11. Size of building -----x----- Size of lot -----x-----
12. Number of stories in height ----- Height \* to highest point ----- feet.
13. Materials of exterior walls -----(d)-----
14. Materials of interior construction -----(e)-----
15. Materials of floor construction -----(f)-----
16. Materials of stairway construction -----(g)-----

STATE OF CALIFORNIA, { ss  
COUNTY OF -----}

----- (h) -----, being first duly sworn, deposes and says: that he is (authorized and empowered to make this affidavit for) the owner, ----- (i) -----, who makes the above application; that the application, plans and specifications herewith filed are true and contain a correct description of the proposed ----- (j) -----, lot and proposed work.

Subscribed and sworn to before me this  
----- day of -----, 1917.

Notary Public, in and for the County of  
-----, State of California.

## FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to State Laws, etc.	Application Filed.	Permit Issued.
-----	----- 191--	----- 191--	----- 191--
	Inspector		

\*Measured for fireproof building to highest point of roof; for semifi-reproof or wooden building, the ceiling of top story.

### Suggested Form of Building Permit.

SUGGESTIONS: Size, 8 inches by 13 inches.

- (a) Print name of city.
- (b) Use rubber stamp, "Tenement House" or "Hotel."
- (c) Use rubber stamp, "Fireproof," "Semifireproof" or "Wooden."
- (d) Write in, for instance, "Brick," "Concrete" or "Wood."
- (e) Write in, for instance, "Concrete" or "Wood and metal lath and plaster."
- (f) Write in, for instance, same as "(e)."
- (g) Write in, for instance, same as "(e)."
- (h) Write in the name of the person who makes the affidavit.
- (i) Write in the name of the owner, if some one other than the owner makes the affidavit.
- (j) Use rubber stamp, "Tenement House" or "Hotel."

This is a short form of application, printed on one side only.

Much additional valuable and desirable information could be requested by using the reverse side of the application; for instance, data as to the character of the soil upon which the building is proposed to be carried; sizes, depths, etc., of the foundations and footings; materials for the construction of elevator, and vent shafts, courts and chimneys; kind and method of fireproofing; location of fire escapes and stairways, and similar information that would tend to enlighten the plan examiner as to the more important features of the construction of the building.

A lot plan showing the abutting street or streets and all buildings or structures thereon, or proposed to be erected, indicating the purposes for which they are used, or proposed to be used, should be required in all cases.

The plans filed should clearly show the arrangement of all floors, giving the dimensions of rooms, windows, hallways, stairways, courts, yards and projections into courts or yards, the ceiling heights, the height of the building and similar matters.

This form of application may be varied for use of alterations, reconstruction, etc.



## HANDY TABLE.

Giving the Minimum Number of Fire Escapes Required for Tenement Houses of More Than Two Stories in Height, Containing More Than Three Apartments, and Hotels of More Than Two Stories in Height, in Ratio to Superficial Floor Area.

Class of buildings	Floor area in square feet	Number of fire escapes required
"Fireproof" or "Semifireproof" or "Wooden"	1 to 3,000 square feet.....	1
	3,001 to 7,000 square feet.....	2
	7,001 to 11,000 square feet.....	3
	11,001 to 15,000 square feet.....	4
	15,001 to 19,000 square feet.....	5
	19,001 to 23,000 square feet.....	6
	23,001 to 27,000 square feet.....	7
	27,001 to 31,000 square feet.....	8

NOTE.—Larger floor areas are computed in the same ratio.

NOTE.—There are many provisions in the State Housing Laws regulating the construction and location of fire escapes.

NOTE.—The above table applies to buildings hereafter erected.

## HANDY TABLE.

Giving Minimum Number of Stairways Required for Tenement Houses and Hotels of More Than One Story in Height, According to the Class of Building, in Ratio to Superficial Floor Area.

Class of buildings	Floor area in square feet	Number of stairways required
"Fireproof" Tenement house or Hotel.	1 to 6,000 square feet.....	2
	6,001 to 12,000 square feet.....	2
	12,001 to 18,000 square feet.....	3
	18,001 to 24,000 square feet.....	4
	24,001 to 30,000 square feet.....	5
"Semifireproof" Tenement house or Hotel.	1 to 4,000 square feet.....	2
	4,001 to 8,000 square feet.....	2
	8,001 to 12,000 square feet.....	3
	12,001 to 16,000 square feet.....	4
	16,001 to 20,000 square feet.....	5
	20,001 to 24,000 square feet.....	6
	24,001 to 28,000 square feet.....	7
"Wooden" Tenement house or Hotel, includes all buildings not fully complying with the requirements of "fireproof" or "semifireproof" build- ings.	1 to 3,000 square feet.....	2
	3,001 to 6,000 square feet.....	2
	6,001 to 9,000 square feet.....	3
	9,001 to 12,000 square feet.....	4
	12,001 to 15,000 square feet.....	5
	15,001 to 18,000 square feet.....	6
	18,001 to 21,000 square feet.....	7
	21,001 to 24,000 square feet.....	8
	24,001 to 27,000 square feet.....	9

NOTE.—Larger floor areas are computed in the same ratios.

NOTE.—There are many provisions in the State Housing Laws regulating the construction and location of stairways.

NOTE.—The above table applies to buildings hereafter erected.

## HANDY TABLE.

Giving Minimum Number of Plumbing Fixtures Required for Tenement Houses and Hotels.

Kind of fixture	Minimum number required for tenement houses
Water-closets -----	1 in each apartment.
Bath tubs or showers--	1 in each apartment; or 1 for each 3 apartments, if located on the same floor and accessible from each of the apartments through a public hallway.
Kitchen sinks -----	1 in each kitchen in each apartment.
Faucets -----	Sufficient in number to wash yards, courts and passageways.
Running water -----	Each plumbing fixture and faucet must be provided with running water.
Kind of fixture	Minimum number required for hotels
Water-closets -----	1 for each sex, on each floor.
Water-closets -----	1 for each 10 guest rooms or fractional part thereof on each floor, not equipped with private water-closets. Must be located on a public hallway, and be accessible from each guest room through the public hallway, and not more than 100 feet distant from the door of each guest room served.
Water-closets -----	1 for each 20 employees of each sex.
Bath tubs or showers--	1 for each 10 guest rooms or fractional part thereof on each floor, not equipped with private baths. Must be located on a public hallway and be accessible from each such guest room through the public hallway.
Slop sinks -----	1 on each floor.
Faucets -----	Sufficient in number to wash yards, courts and passageways.
Running water -----	Each plumbing fixture and faucet must be provided with running water.

NOTE.—Special requirements in dormitories. See paragraph 302, State Housing Manual, or Section 62, State Hotel and Lodging House Act.

NOTE.—The above tables apply to buildings hereafter erected. There are certain requirements for existing buildings. See text of State Housing Manual or refer to copies of the law.

NOTE.—There are many provisions in the State Housing Laws regulating the installation of plumbing and the construction of water-closet compartments, bath, slop sink and shower rooms.

HANDY TABLE.  
Giving Minimum Sizes of Courts and Yards; and Recesses from Streets, Yards or Courts for Tenement Houses and Hotels.

Height of building	Outer court		Inner court		Inner court, bounded by lot line for its entire length		Side yard.	Rear yard, interior lot		Depth of Rear yard, corner lot.	Recess from a street, yard or court.
	Minimum width in feet	Maximum length in feet	Minimum width in feet	Minimum area in square feet	Minimum width in feet	Minimum area in square feet	Minimum width in feet	Height of building in feet	Depth of yard in feet		
1 or 2 stories -----	4	16	6	75	5	75	4	36	10	When lot does not exceed 100 feet in depth, not less than 10 per centum of the depth of lot nor less than 5 feet nor less than the width of an outer court. When lot exceeds 100 feet in depth, not less than 10 feet nor less than the width of an outer court.	Same as an outer or an inner court, or not less in width than its depth.
3 stories -----	4½	25	7	120	6	120	4½	36	10		
4 stories -----	5½	30	8	160	7	160	5½	48	11		
5 stories -----	6	35	12	250	9	250	6	60	12		
6 stories -----	8	35	16	400	16	400	8	72	14		
7 stories -----	10	40	20	625	20	625	10	84	16		
8 stories -----	12	40	24	840	24	840	12	96	18		
9 stories -----	13	40	24	840	24	840	13	108	20		
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*NOTE.—Outer Courts:* Increase the width of an outer court 6 inches for each 5 feet or fractional part thereof that the outer court exceeds the maximum length given above, except when the court is bounded by a lot line for its entire length. In the latter case, the maximum lengths given above do not apply.

*NOTE.—Side Yards:* Side yards may be reduced in width 12 inches when there are side yards on both sides of the building and connected one with the other at the rear by a rear yard.

*NOTE.—Rear Yards, Tenement Houses:* Depth of rear yards are governed by the height of the building, measured in feet, at the point abutting the yard.

*NOTE.—Rear Yards, Hotels:* Rear yards for hotels are governed as to size and construction in the same manner as inner and outer courts. See paragraph 99, State Housing Manual.

*NOTE.—Refer to Laws:* There are many provisions in the State Housing Laws regulating the construction and arrangement of courts, yards and recesses.

# INDEX TO STATE HOUSING LAWS.

(As recompiled in this manual.)

NOTE.—Always refer to the entire section containing the paragraph or paragraphs indicated. Do not construe the verbiage used in the Index as law, because some of the terms used may differ from the provisions of the laws.

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## STATE HOUSING LAWS ENDORSED.

The following cities and organizations actively participated in or endorsed the work of the State Housing Institute in drafting and submitting the state housing laws.

### CITIES.

San Francisco	Los Angeles	Stockton
San Diego	Oakland	Berkeley
Sacramento.	Riverside	San Jose
Pasadena	Long Beach	San Bernardino

### ORGANIZATIONS.

San Francisco Chapter, and Southern California Chapter, American Institute of Architects.

Southern California Branch, American Society of Civil Engineers.

League of California Municipalities.

San Francisco Housing Association.

Los Angeles City Housing Commission.

Builders Exchange of Los Angeles.

State Hotel Owners Association.

Master Builders Association of Los Angeles.

San Francisco Architects Association.

Merchant Plumbers Association of Los Angeles.

State Conference on City Planning.

Plumbers and Steam Fitters Local 78.

San Francisco Realty Board.

City Planning Association of Los Angeles.

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## CRITICISMS AND SUGGESTIONS INVITED.

All persons interested in the subject of housing are cordially invited to offer constructive criticism; also suggestions and recommendations that might be embodied in the next edition of the State Housing Manual.

Please forward suggestions, recommendations, drawings, et cetera, to the Housing Bureau, State Commission of Immigration and Housing of California, Underwood Building, 525 Market street, San Francisco.

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## CITY OFFICIALS' ATTENTION.

The Housing Bureau of the commission will be glad to answer inquiries from city officials regarding problems of interpretation of the state housing laws. The bureau will also be glad to give advice or opinions on any general housing problems.

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## ARCHITECTS, ENGINEERS AND CONTRACTORS.

Architects, engineers, building contractors and other persons interested in the subject of housing are invited to correspond with us regarding the state housing laws.

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